



OFFICIAL ELECTRONIC PACKET

**CITY OF STARKVILLE, MISSISSIPPI
February 17, 2026**

Mayor
D. Lynn Spruill

Vice Mayor
Roy A'. Perkins

Board of Aldermen
Kim Moreland
Sandra Sistrunk
Kyle Skinner
Mike Brooks
William Pochop
Henry Vaughn, Sr.

City Attorney
Berk Huskison

**Human Resources
Director**
Stacy Cobbins

City Clerk
Joanna McLaurin

Chief Financial Officer
Webb Corban

**Utilities General
Manager**
Edward Kemp



Police Chief
Mark Ballard

Fire Chief
Dewayne Davis

Technology Director
Joel Clements, Jr.

City Engineer
Cody Burnett

Court Clerk
Monica Lairy

**Sanitation and
Environmental Services
Director**
Chris Smiley

Airport Director
Rodney Lincoln

City Planner
Daniel Havelin

Building Official
Stein McMullen

OFFICIAL AGENDA

THE MAYOR AND BOARD OF ALDERMEN

OF THE

CITY OF STARKVILLE, MISSISSIPPI

RECESS MEETING OF TUESDAY, FEBRUARY 17, 2026
5:30 P.M., COURT ROOM, CITY HALL
110 WEST MAIN STREET

I. CALL THE MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE

III. APPROVAL OF THE OFFICIAL AGENDA INCLUDING CONSENTED ITEMS

IV. APPROVAL OF THE BOARD OF ALDERMEN MINUTES

CONSIDERATION OF THE MINUTES OF THE JANUARY 30, 2026, WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

CONSIDERATION OF THE MINUTES OF THE FEBRUARY 3, 2026, REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

V. ANNOUNCEMENTS AND COMMENTS

A. MAYOR'S COMMENTS: employee introductions

B. BOARD OF ALDERMEN COMMENTS:

VI. CITIZEN COMMENTS

VII. PUBLIC APPEARANCES

VIII. PUBLIC HEARINGS

- SECOND PUBLIC HEARING AND CONSIDERATION ON THE ADOPTION OF AMENDING THE ALCOHOL ORDINANCE TO EXPAND THE HOURS OF SERVICE ON SUNDAY TO BEGIN AT 10:00 AM INSTEAD OF THE CURRENT 11:00 AM.
- PUBLIC HEARING AND CONSIDERATION OF RZ 26-01 A REQUEST REZONE APPROXIMATELY 27 FEET OF THE REAR YARD OF 611 SPRUELL PLACE FROM TN-E TO T-5C.
- PUBLIC HEARING AND CONSIDERATION OF SE 26-02 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A DWELLING, ACCESSORY UNIT AT 927 BARNETT DRIVE IN AN SD-2 ZONING DISTRICT.
- PUBLIC HEARING AND CONSIDERATION OF SE 26-03 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A RECREATIONAL VEHICLE PARK AT SOUTHEAST CORNER OF THE INTERSECTION OF OLD WEST POINT ROAD AND EAST GARRAD ROAD WITHIN A C ZONING DISTRICT.

- SECOND PUBLIC HEARING AND POSSIBLE CONSIDERATION FOR AMENDING THE UNIFIED DEVELOPMENT CODE.
- PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 515 DR. MARTIN LUTHER KING JR DRIVE W, STARKVILLE, MS 39759 WITH THE PARCEL NUMBER 118N-00-123.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT CLEAN UP OF THE PROPERTY SHOULD OCCUR.
- PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 794 OLD MAYHEW ROAD, STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 159-31-025.03, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT CLEAN UP OF THE PROPERTY SHOULD OCCUR.

IX. MAYOR'S BUSINESS

- A. CONSIDERATION OF ADOPTING THE RESOLUTION IN SUPPORT OF THE BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT APPLICATION BY MISSISSIPPI STATE UNIVERSITY TO CONSTRUCT THE PEDESTRIAN LAND BRIDGE CONNECTING MISSISSIPPI STATE UNIVERSITY CAMPUS TO THE CITY OF STARKVILLE.
- B. CONSIDERATION OF ENTERING INTO A CONTRACT WITH RESTAURANT TYLER, LLC TO LEASE THE SIDEWALK SPACE TANGENT WITH THE RESTAURANT BUILDING ITSELF AND THE ADDITIONAL SPACE LOCATED IN FRONT OF THE BUSINESS SEPARATED BY THE SIDEWALK ACCESS PATH.

X. BOARD BUSINESS

THERE ARE NO ITEMS FOR THIS AGENDA

XI. DEPARTMENT BUSINESS

A. AIRPORT

THERE ARE NO ITEMS FOR THIS AGENDA

B. COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT

1. DISCUSSION AND CONSIDERATION OF FP 26-03 A REQUEST FOR FINAL PLAT APPROVAL FOR "LOT 2 OF CITY BLOCK 87 REVISED" SUBDIVISION AT 208 INDUSTRIAL PARK RD IN AN INDUSTRIAL ZONING DISTRICT.

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ENGINEERING

1. CONSIDERATION OF ACCEPTING THE MISSISSIPPI DEPARTMENT OF WILDLIFE, FISHERIES, AND PARKS (MDWFP) RECREATIONAL TRAILS PROGRAM (RTP) GRANT AWARD IN THE AMOUNT OF \$120,000.00 WITH A REQUIRED MATCH OF \$30,000.00 FOR THE DESIGN AND CONSTRUCTION OF A NEW SKATE PARK, AND AUTHORIZING THE MAYOR TO EXECUTE ALL REQUIRED GRANT DOCUMENTS, CERTIFICATIONS, AND AGREEMENTS ASSOCIATED WITH THE WORK.
2. CONSIDERATION OF PERMISSION TO ADVERTISE A PHASE 1 REQUEST FOR QUALIFICATIONS (RFQ), APPROVE THE STATEMENT OF WORK, APPROVE THE RFQ AND RFP RANKING CRITERIA, ESTABLISH AN EVALUATION COMMITTEE TO SHORTLIST DESIGN-BUILD FIRMS AND PROCEED IMMEDIATELY WITH A PHASE 2 REQUEST FOR PROPOSALS (RFP).
3. CONSIDERATION TO FIND AND DETERMINE, PURSUANT TO MISSISSIPPI CODE § 31-7-13.1 AND SENATE BILL 2300 (2025), THE USE OF THE DESIGN-BUILD METHOD OF PROCUREMENT FOR THE STARKVILLE COMMUNITY SKATEPARK TO BE IN THE BEST INTEREST OF THE PUBLIC.
4. CONSIDERATION OF APPROVING THE LOW BID FROM HANNON, LLC IN THE AMOUNT OF \$187,603.00 FOR THE 2026 ADA IMPROVEMENTS PROJECT.
5. CONSIDERATION OF APPROVING CHANGE ORDER #3 FOR THE MAIN STREET IMPROVEMENTS PROJECT IN THE AMOUNT OF AN \$208,276.75 INCREASE AND 17 ADDITIONAL DAYS.
6. REQUEST APPROVAL FOR THE STREET DEPARTMENT TO ADVERTISE THROUGH REVERSE AUCTION FOR THE PURCHASE OF A BULLDOZER, PURSUANT TO STATE REQUIREMENTS, AND TO AUTHORIZE THE CITY CLERK TO OBTAIN FINANCING QUOTES FROM LOCAL BANKS.

E. FINANCE AND ADMINISTRATION

1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF FEBRUARY 12, 2026 FOR FISCAL YEAR ENDING 9/30/26, ACKNOWLEDGING THAT THE CITY CLERK HAS ATTESTED AND CERTIFIED ON THE COVER OF THE CLAIMS DOCKET THAT ALL CLAIMS ON THE DOCKET ARE TRUE, ACCURATE, LAWFUL AND PROPER TO THE BEST OF HER KNOWLEDGE, FOR PAYMENT PURSUANT TO HER DUTIES UNDER MISS. CODE SECTIONS 21-39-5, 21-39-7, 21-39-9, 21-39-17 AND 21-15-21.

2. ACCEPTANCE OF THE JANUARY 2026 FINANCIAL STATEMENTS.

F. FIRE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

G. HUMAN RESOURCES

1. CONSIDERATION OF THE DISCIPLINARY ACTIONS RECOMMENDED BY ENVIRONMENTAL SERVICES AND SANITATION DIRECTOR CHRIS SMILEY FOR A STARKVILLE SANITATION COMMERCIAL DRIVER AS A RESULT OF I.A. #02052026.
2. REQUEST AUTHORIZATION TO HIRE DYLAN BROWER AND ZACHARY CORBO AS POLICE OFFICER – PRE-ACADEMY IN THE STARKVILLE POLICE DEPARTMENT.

H. INFORMATION TECHNOLOGY

THERE ARE NO ITEMS FOR THIS AGENDA

I. PARKS

1. CONSIDERATION OF APPROVING PERMISSION TO APPLY FOR FUNDING FROM THE AMERICA250 MISSISSIPPI GRANTS, 1. PROGRAM GRANT AND 2. MINI GRANT, FOR THE 4TH OF JULY CELEBRATION.

J. POLICE DEPARTMENT

1. POLICE

- a. APPLICATION FOR FY27 154AL ALCOHOL IMPAIRED DRIVING ENFORCEMENT GRANT. REQUESTS PERMISSION TO APPLY FOR GRANT FUNDING FOR THE CONTINUATION PROJECT OF DUI ENFORCEMENT. THE GRANT IS 100% REIMBURSABLE, FUNDS 2

DUI OFFICERS, AND APPROXIMATELY 600 HOURS IN OVERTIME FOR DUI ENFORCEMENT.

b. APPLICATION FOR FY27 402 POLICE TRAFFIC SERVICES GRANT REQUESTS PERMISSION TO APPLY FOR GRANT FUNDING FOR THE CONTINUATION PROJECT OF PTS ENFORCEMENT (SEATBELT GRANT). THE GRANT IS 100% REIMBURSABLE, FUNDS APPROXIMATELY 680 HOURS IN OVERTIME FOR TRAFFIC ENFORCEMENT AND SPEED DETECTION EQUIPMENT.

c. REQUEST APPROVAL FOR UPDATING THE POLICE PROPOSED PROGRESSION PLAN TO INCLUDE THE RANK OF LIEUTENANT II, SERGEANT II AND CORPORAL II.

2. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

K. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

L. UTILITIES DEPARTMENT

1. REQUEST AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM USABUEBOOK IN THE AMOUNT OF \$35,775.04 FOR REPLACEMENT EQUIPMENT FOR WATER TREATMENT FACILITIES.

2. REQUEST AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM HOLLIS BROTHER ELECTRIC & REFRIGERATION CO., INC IN THE AMOUNT OF \$17,220.00 FOR REPLACEMENT OF THE HVAC UNIT AT THE WASTEWATER TREATMENT PLANT ADMIN OFFICE.

3. REQUEST AUTHORIZATION TO RENEW THE AGREEMENT WITH CHEMPRO SERVICE FOR HERBICIDE SPRAYING FOR UTILITY EASEMENTS AND ADDITIVE AREAS AT THE SAME PRICES AS THE 2025 CONTRACT.

4. REQUEST AUTHORIZATION TO ADVERTISE FOR BIDS FOR THE WATER WELL NO. 9 CONSTRUCTION PROJECT.

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

POTENTIAL LITIGATION

XV. OPEN SESSION

XVI. ADJOURN UNTIL MARCH 3, 2026 @ 5:30 IN THE COURT ROOM AT 110 WEST MAIN STREET.

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator, Stein McMullen, at (662) 323-2525, ext. 3121 at least forty-eight (48) hours in advance for any services requested.

**MINUTES OF THE WORK SESSION
OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF STARKVILLE, MISSISSIPPI
January 30, 2026**

Be it remembered that the Mayor and members of the Board of Aldermen met in a Work Session on Friday, January 30, 2026 at 11:00 a.m. in the second-floor conference room of City Hall located at 110 West Main Street, Starkville, MS. Present were Mayor Lynn Spruill, Alderwoman Kim Moreland, Alderwoman Sandra Sistrunk, Alderman Kyle Skinner, Alderman William Pochop, Alderman Roy A.' Perkins and Alderman Henry Vaughn, Sr. City Attorney Berk Huskison and City Clerk Joanna McLaurin were also present.

Mayor Spruill opened the work session. The work session was properly noticed pursuant to Miss. Code Ann. §25-41-13 and a copy of that notice is included in the minutes. The work session was live streamed on Facebook. The public and media were welcomed and attended. The session is also available for viewing on the City website.

Jennifer Gregory and Jeremy Murdoch gave a presentation on retail strategies on the retail activity in Starkville.

The Mayor and members of the Board discussed items on the upcoming February 3, 2026 agenda. Department Directors were available to answer questions related to the items. All agenda items were discussed.

Mayor Spruill closed the work session

SIGNED AND SEALED THIS THE 17TH DAY OF FEBRUARY , 2026.

MAYOR D. LYNN SPRUILL

Attest:

Seal

JOANNA MCLAURIN, CITY CLERK



WORK SESSION

CITY OF STARKVILLE, MISSISSIPPI

January 30, 2026

11:00 a.m.

- A. CALL THE WORK SESSION TO ORDER**
- B. UPDATE FROM JENNIFER GREGORY AND JEREMY MURDOCH OF
RETAIL STRATEGIES ON THE RETAIL ACTIVITY IN STARKVILLE**
- C. DISCUSSION OF THE AGENDA ITEMS FOR THE FEBRUARY 3, 2026,
MEETING OF THE BOARD OF ALDERMEN FOR THE CITY OF
STARKVILLE.**
- D. ADJOURN MEETING**



Starkville, Mississippi

Retail Recruitment Update

City of Starkville
January 29, 2026

Presented by
Jenn Gregory
president
downtown strategies

Jeremy Murdock
community development specialist
downtown strategies

RETAIL STRATEGIES

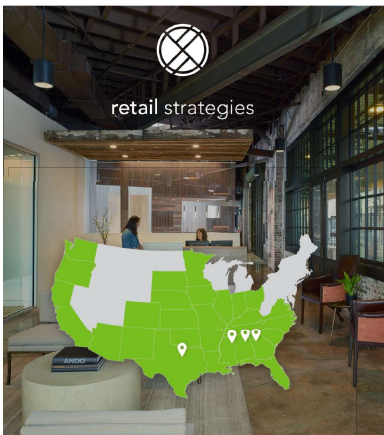
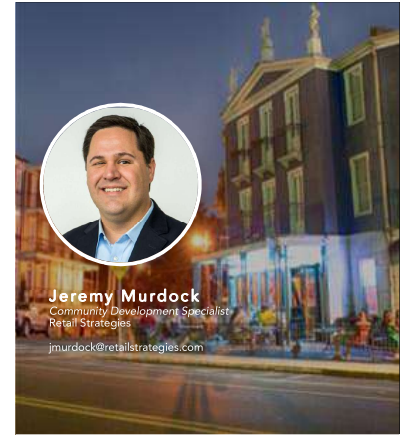
About Us



Jenn Gregory
President, Downtown Strategies
Retail Strategies
jgregory@retailstrategies.com



Jeremy Murdock
Community Development Specialist
Retail Strategies
jmurdock@retailstrategies.com



retail strategies

ONE COMPANY, THREE SERVICES

About Us

Grown from a Commercial Real Estate firm, we focus on community and economic development.

Our team of 70 utilizes expertise and relationships to make public-private partnerships thrive.



retail strategies



retail recruitment



downtown strategies



small business support



Extension of City Hall

Our Role

NEEDS:

Every city has the goal to increase tax revenue and job creation, often through new businesses. A combination of these goals increases the quality of life for citizens, spurring on more growth.

CHALLENGES:

Communities have challenges to overcome, such as finding enough time, building a network, the collateral and resources, and the specific experience needed in the retail industry.

NEEDS

Network

Time

Resources

Experience

Tax Revenue

Job Creation

Quality of Life

New Business

GOALS

Life Cycle of a Retail Deal



Our Partnership

9-year Partnership

Leveraging data, insights, and expertise to recruit national retail successfully to your market.

SCOPE OF SERVICES

Retail Recruitment



DISCOVER

Data Analysis

The Discovery Phase starts with a data analysis. The first step is to understand who your consumers are, not just your constituents. Utilizing mobile data, we can uncover where people are coming from and what is their buying power.

Real Estate Analysis

Every retail site in your market will be catalogued by your team at Retail Strategies; shopping centers needing to be backfilled, open land ready for development, or under-utilized retail space all will be assessed by a licensed real estate professional.



CONNECT

Retail Recruitment Plan

Based off your data, real estate assets, community input and retail trends, we will develop a Retail Recruitment Plan with specific restaurant, grocery, home improvement, entertainment, and hospitality targets.



ADVANCE

National Recruitment and Representation

This is where the rubber meets the road. Winters will receive a dedicated team that will implement the Retail Recruitment Strategy by connecting with retailers, brokers, property owners, tenant reps and any other industry players to get new retail to open in your market.

Success

Wins, influences, and what our partners are saying

Client Success: Our Wins & Influences



Annual Average Earnings per location



Testimonials



“

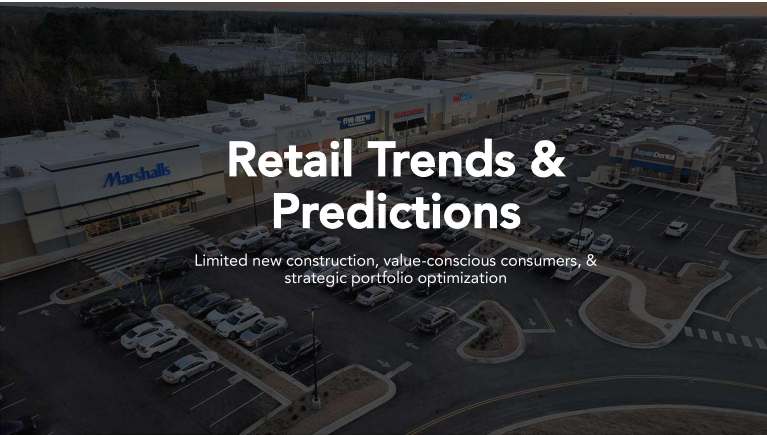
We have a great relationship with Retail Strategies. Over the past 3 years, their team constantly approached us with new market opportunities putting Starkville at the top of our list for new store opportunities when we were ready to begin growing in Mississippi.”

Erik Schwitz
Crawford Square Real Estate Advisors
Tenant Rep for Jack's Family Restaurants

“

I commend the efforts that Retail Strategies has provided our development. Not only did they help with the incentive package, but they have been instrumental in sharing intel and leads in order to fill the shopping center with the tenants that project to bring \$35 million +/- annual sales per year. Outparcel outreach continues to be a large part of their assistance to our team.”

Jeff Howell
Rise Partners
Leasing Firm for Garan Development



Retail Trends & Predictions

Limited new construction, value-conscious consumers, & strategic portfolio optimization



Retail Trends

- o National Retailers Expanding to Smaller Markets
- o Historically Low Vacancy Rates (4.7% nationally)
- o Small-Format & Curated Store Concepts
- o Value & Discount Retailers Outperforming
- o Experience-Driven Retail Spaces
- o Adaptive Reuse & Mixed-Use Development
- o Store Closures Creating Real Estate Opportunities

2025



2026 Retail Predictions

- Limited new construction creating supply shortage
- Value & discount retailers outperforming – consumer spending growth slowing to 1.5%
- Tariffs expected to boost inflation
- AI investment reshapes retail operations



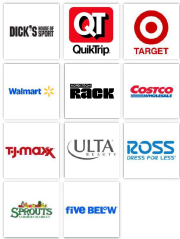
Recruitment Update

Trends, Strategies, and Traction in your Market.

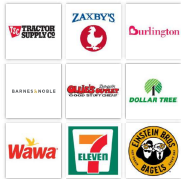
2026

Continued Selective Growth

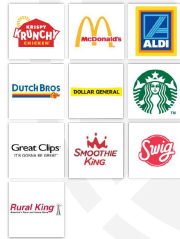
1-50 New Stores



51-100 New Stores



101+ New Stores



<https://www.nnn.com/top-500-restaurants/top-100-top-10-chains-and-companies>

Prospects & Site Criteria

Retail Category

Appropriate Retailer



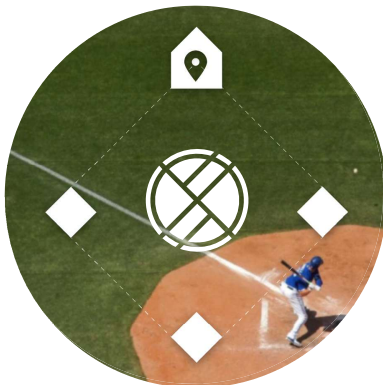
Food & Beverage

Demographic Radius Ring Requirement:	3
Minimum Population Requirement:	9,000
Household Income Requirement:	\$65,000
Traffic Count:	20,000 VPD
Number of SF or AC:	1,100 SF
Location Comments:	Standard "Vanilla" shell with improvements. Morning side of roadway, drive-thru window preferred. Free standing, shared pad, or end cap located in mix use "major tenant" community shopping center with national or regional tenant.

Home Run Real Estate

Universal Site Metrics

- Parking
- Traffic
- Co-tenancy
- Signage
- Ingress / Egress



Starkville, Mississippi

Retail Recruitment Update

2026 Strategies & Traction

- 30 retailers currently interested in the Starkville market
 - Real estate drives these decisions
- Shifting focus to property owners, while maintaining retailer relationships
 - Team making outreach to property owners on key corridors
 - Working closely with commercial real estate brokers in Starkville
- Hospitality, residential, coffee, & QSR users
- Higher & better use opportunities
- Downtown redevelopment opportunities
- Highway 182 & Highway 25 (Cornerstone) focus areas





retailstrategies.com | (205) 314-0386 | info@retailstrategies.com
2200 Magnolia Ave South, Suite 100 Birmingham, AL



**THERE WILL BE A WORK SESSION OF THE
MAYOR AND BOARD OF ALDERMEN ON
FRIDAY, JANUARY 30, 2026**

**AT 11:00 AM IN THE STARKVILLE CITY HALL
LOCATED AT 110 WEST MAIN STREET
IN THE SECOND FLOOR CONFERENCE ROOM**

The public and media are invited to attend.

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator at (662) 323-2525 ext. 3119, in advance for any services requested.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM: MINUTES
AGENDA DATE: 2-17-26
PAGE: 1 of 114

SUBJECT: Request approval of the minutes of the February 3, 2026 meeting of the Mayor and Board of Aldermen of the City of Starkville, MS.

REQUESTING
DEPARTMENT: City Clerk's Office

DIRECTOR'S
AUTHORIZATION: Joanna McLaurin

FOR MORE INFORMATION CONTACT: Joanna McLaurin, City Clerk

SUGGESTED MOTION: Approval of the minutes of the February 3, 2026 meeting of the Mayor and Board of Aldermen of the City of Starkville, MS.

**MINUTES OF THE REGULAR MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
February 3, 2026**

Be it remembered that the Mayor and Board of Alderman met in a Regular Meeting on February 3, 2026 at 5:30 p.m. in the Municipal Court Room of City Hall, located at 110 West Main Street, Starkville, MS. Present were Mayor Lynn Spruill, Aldermen Kim Moreland, Sandra Sistrunk, Kyle Skinner, Mike Brooks, William Pochop, Roy A'. Perkins and Henry Vaughn, Sr., as well as City Attorney Berk Huskison and City Clerk Joanna McLaurin.

Mayor Lynn Spruill opened the meeting with the Pledge of Allegiance followed by a moment of silence.

REQUESTED REVISIONS TO THE OFFICIAL AGENDA:

Mayor Spruill called for any changes to the agenda as presented. There being no changes requested, the Mayor called for a motion to approve the agenda with consent items.

1. A MOTION TO APPROVE THE OFFICIAL AGENDA WITH CONSENT ITEMS.

Alderman Pochop offered a motion, duly seconded by Alderman Vaughn, to approve the February 3, 2026 Official Agenda as amended. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion carried and then read the consented items.

**OFFICIAL AGENDA OF
THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI
RECESS MEETING OF TUESDAY, FEBRUARY 3, 2026
5:30 P.M., MUNICIPAL COURT ROOM, CITY HALL - 110 WEST MAIN STREET**

- I. CALL THE MEETING TO ORDER**
- II. PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE**
- III. APPROVAL OF THE OFFICIAL AGENDA INCLUDING CONSENTED ITEMS**
- IV. APPROVAL OF THE BOARD OF ALDERMEN MINUTES**

CONSIDERATION OF THE MINUTES OF THE JANUARY 16, 2026 WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

CONSIDERATION OF THE MINUTES OF THE JANUARY 20, 2026 RECESS MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

V. ANNOUNCEMENTS AND COMMENTS

A. MAYOR'S COMMENTS:

B. BOARD OF ALDERMEN COMMENTS:

VI. CITIZEN COMMENTS

VII. PUBLIC APPEARANCES

AUNDREA SELF- ALPHA KAPPA ALPHA SORORITY, INC, MENTORING GROUP, THE YOUTH LEADERSHIP INSTITUTE.

VIII. PUBLIC HEARINGS

FIRST PUBLIC HEARING ON THE ADOPTION OF AMENDING THE ALCOHOL ORDINANCE TO EXPAND THE HOURS OF SERVICE ON SUNDAY TO BEGIN AT 10:00 AM INSTEAD OF THE CURRENT 11:00 AM.

PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 12900 MS-182, STARKVILLE, MS 39759 WITH THE PARCEL NUMBER 159J-00-024.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT CLEAN UP OF THE PROPERTY SHOULD OCCUR.

PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 513 VINE STREET, STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 102A-00-260.00, AND IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT CLEAN UP OF THE PROPERTY SHOULD OCCUR.

FIRST PUBLIC HEARING FOR AMENDING THE UNIFIED DEVELOPMENT CODE.

IX. MAYOR'S BUSINESS

A. CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STARKVILLE, MISSISSIPPI, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSISSIPPI (THE "CITY"), AND OKTIBBEHA COUNTY, MISSISSIPPI, A POLITICAL SUBDIVISION OF THE STATE OF MISSISSIPPI (THE "COUNTY"), PURSUANT TO THE MISSISSIPPI INTERLOCAL COOPERATION ACT, SECTION 17-13-1, *ET SEQ.*, MISSISSIPPI CODE OF 1972, AS AMENDED (THE "INTERLOCAL ACT"), ON THE DATE SET FORTH HEREINAFTER FOR STARKVILLE SAND CREEK TIF FUND.

B. CONSIDERATION OF CLARIFYING PRICE AND TERMS OF OPENGOV PERMITTING AND LICENSING SOFTWARE TO \$66,907.42 IN FY26 AND \$70,252.77 IN FY27. RESULTING IN AN INCREASE OF \$8,522.92 IN FY26 AND \$11,868.27 IN FY27.

C. CONSIDERATION OF ADOPTING A PROCUREMENT POLICY FOR THE CITY OF STARKVILLE.

X. BOARD BUSINESS

THERE ARE NO ITEMS FOR THIS AGENDA

XI. DEPARTMENT BUSINESS

A. AIRPORT

THERE ARE NO ITEMS FOR THIS AGENDA

B. COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ENGINEERING

THERE ARE NO ITEMS FOR THIS AGENDA

E. FINANCE AND ADMINISTRATION

1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF FEBRUARY 3, 2026 FOR FISCAL YEAR ENDING 9/30/26, ACKNOWLEDGING THAT THE CITY CLERK HAS ATTESTED AND CERTIFIED ON THE COVER OF THE CLAIMS DOCKET THAT ALL CLAIMS ON THE DOCKET ARE TRUE, ACCURATE, LAWFUL AND PROPER TO THE BEST OF HER KNOWLEDGE, FOR PAYMENT PURSUANT TO HER DUTIES UNDER MISS. CODE SECTIONS 21-39-5, 21-39-7, 21-39-9, 21-39-17 AND 21-15-21.

F. FIRE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

G. HUMAN RESOURCES

1. REQUEST AUTHORIZATION TO HIRE IAIN J. HENDERSON AS AIRCRAFT LINEMAN (FBO) –PART-TIME IN THE STARKVILLE AIRPORT DEPARTMENT.
2. REQUEST AUTHORIZATION OF THE TRANSFER OF ALEXIS WALKER (DISPATCHER – PART-TIME) TO THE POSITION OF DISPATCHER – FULL-TIME IN THE STARKVILLE POLICE DEPARTMENT.
3. REQUEST AUTHORIZATION TO HIRE SARAH DOVER TO THE POSITION OF DISPATCHER – PART-TIME IN THE STARKVILLE POLICE DEPARTMENT.
4. CONSIDERATION OF THE DISCIPLINARY ACTION RECOMMENDED BY ENVIRONMENTAL SERVICES AND SANITATION DIRECTOR CHRIS SMILEY FOR A STARKVILLE SANITATION COMMERCIAL DRIVER AS A RESULT OF I.A. #02032026.

5. REQUEST AUTHORIZATION TO APPOINT BRADFORD “BRAD” DAVIS AS INTERIM LEAD LINEMAN FOREMAN IN THE STARKVILLE UTILITIES DEPARTMENT.

6. REQUEST AUTHORIZATION OF THE TRANSFER OF DAVID KELLEY (FIREFIGHTER – NON-CERTIFIED - TEMPORARY) TO THE POSITION OF FIREFIGHTER – NON-CERTIFIED IN THE STARKVILLE FIRE DEPARTMENT.

H. INFORMATION TECHNOLOGY

1. REQUEST APPROVAL OF YEARLY RENEWAL OF CISCO SMARTNET FROM CSPIRE FOR THE STATE CONTRACT PRICE OF \$7,347.20.

I. PARKS

THERE ARE NO ITEMS FOR THIS AGENDA

J. POLICE DEPARTMENT

1. POLICE

a. REQUEST PERMISSION TO PURCHASE FROM ACCURATE TACTICAL, AVON PROTECTION (13) C50 RESPIRATOR KITS AT THE COST OF \$15,908.75, THE LOWEST OF TWO QUOTES, FUNDED BY HOMELAND SECURITY GRANT.

2. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

K. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

L. UTILITIES DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

POTENTIAL LITIGATION

XV. OPEN SESSION

XVI. RECESS UNTIL FEBRUARY 17, 2026 IN THE COURT ROOM AT 110 WEST MAIN STREET.

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator, Stein McMullen, at (662) 323-2525, ext. 3121 at least forty-eight (48) hours in advance for any services requested.

Consent Items 2-14:

2. CONSIDERATION OF THE MINUTES OF THE JANUARY 16, 2026 WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the minutes of the January 16, 2026 work session of the Mayor and Board of Aldermen” is enumerated, this consent item is thereby approved.

3. CONSIDERATION OF THE MINUTES OF THE JANUARY 20, 2026 RECESS MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the minutes of the January 20, 2026 work session of the Mayor and Board of Aldermen” is enumerated, this consent item is thereby approved.

4. CONSIDERATION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STARKVILLE, MISSISSIPPI, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSISSIPPI (THE “CITY”), AND OKTIBBEHA COUNTY, MISSISSIPPI, A POLITICAL SUBDIVISION OF THE STATE OF MISSISSIPPI (THE “COUNTY”), PURSUANT TO THE MISSISSIPPI INTERLOCAL COOPERATION ACT, SECTION 17-13-1, *ET SEQ.*, MISSISSIPPI CODE OF 1972, AS AMENDED (THE “INTERLOCAL ACT”), ON THE DATE SET FORTH HEREINAFTER FOR STARKVILLE SAND CREEK TIF FUND.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval of an Interlocal Agreement between the City of Starkville, Mississippi, organized and existing under the laws of the State of Mississippi (the “City”), and Oktibbeha County, Mississippi, a political subdivision of the State of Mississippi (the “County”), pursuant to the Mississippi Interlocal Cooperation Act, Section 17-13-1, *et seq.*, Mississippi Code of 1972, as amended (the “Interlocal Act”), on the date set forth hereinafter for Starkville Sand Creek TIF fund.” is enumerated, this consent item is thereby approved.

5. CONSIDERATION OF CLARIFYING PRICE AND TERMS OF OPENGOV PERMITTING AND LICENSING SOFTWARE TO \$66,907.42 IN FY26 AND \$70,252.77 IN FY27. RESULTING IN AN INCREASE OF \$8,522.92 IN FY26 AND \$11,868.27 IN FY27.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval Consideration of clarifying price and terms of OpenGov permitting and licensing software to \$66,907.42 in FY26 and \$70,252.77 in FY27. Resulting in an increase of \$8,522.92 in FY26 and \$11,868.27 in FY27.” is enumerated, this consent item is thereby approved.

6. CONSIDERATION OF ADOPTING A PROCUREMENT POLICY FOR THE CITY OF STARKVILLE.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the “approval of adopting a Procurement Policy for the City of Starkville” is enumerated, this consent item is thereby approved.

INTERLOCAL COOPERATION AGREEMENT

This Interlocal Cooperation Agreement (the "Agreement") is made and entered into by and between the City of Starkville, Mississippi, organized and existing under the laws of the State of Mississippi (the "City"), and Oktibbeha County, Mississippi, a political subdivision of the State of Mississippi (the "County"), pursuant to the Mississippi Interlocal Cooperation Act, Section 17-13-1, *et seq.*, Mississippi Code of 1972, as amended (the "Interlocal Act"), on the date set forth hereinafter.

RECITALS:

WHEREAS, the City and County agree, find and determine as follows:

1. In addition to any words and terms elsewhere defined herein, the following words and terms shall have the following meanings, unless some other meaning is plainly intended:

"Bond Fund" shall mean the "Starkville Sand Creek TIF Fund" provided for in Section 11 hereof.

"Bond Payments" shall mean payments of principal or premium, if any, and interest on the Bonds, and Paying Agent charges pertaining to the Bonds and such charges, deposits or payments for a debt service reserve fund, bond insurance and any other payments as are provided for in the Bond Resolution regarding the payment of and security for the Bonds, and specifically including any prepayments of principal on the Bonds and payments of amounts previously due and unpaid.

"Bond Resolution" shall mean the resolution of the City authorizing and directing the issuance of the Bonds, or any series thereof.

"Bonds" shall mean the tax increment financing revenue bonds of the City in the maximum principal amount of Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000), which may be issued in one or more series in one or more years, to finance the Costs of the Infrastructure Improvements and the costs of issuance pertaining to the Bonds.

"Captured Assessed Value" shall have its meaning as defined and calculated in the manner set forth in the TIF Act.

"Chancery Clerk" shall mean the Chancery Clerk of the County.

"City Ad Valorem TIF Revenues" shall mean one hundred percent (100%) of the additional ad valorem tax revenues received resulting from ad valorem taxes on the Captured Assessed Value of real property, including personal property located thereon, within the boundaries of the TIF District; provided, however, the amount of the TIF Bonds to be issued will be based upon the sum of (a) up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value plus (b) up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value.

"City Clerk" shall mean the City Clerk of the City.

“Costs of the Infrastructure Improvements” shall mean any or all of the costs of acquisition and construction of the Infrastructure Improvements.

“County Ad Valorem TIF Revenues” shall mean one hundred percent (100%) of the additional ad valorem tax revenues received resulting from ad valorem taxes on the Captured Assessed Value of real property, including personal property located thereon, within the boundaries of the TIF District; provided, however, the amount of the TIF Bonds to be issued will be based upon the sum of (a) up to 23.9 mills of the City’s general fund tax levy when applied to the Project’s Captured Assessed Value plus (b) up to 23.9 mills of the County’s general fund tax levy when applied to the Project’s Captured Assessed Value.

“Developer” shall mean TEP Starkville, LLC, a Mississippi limited liability company, or any entity related thereto, or any successor or assigns thereof, the developer of the Project.

“Development and Reimbursement Agreement” shall mean the Development and Reimbursement Agreement, dated as of November 18, 2025, by and between the City and the Developer.

“Final Bond Payment Date” shall mean the date on which all of the Bond Payments have been made, whether before, on or after the last scheduled Principal Payment Date.

“Infrastructure Improvements” shall mean public infrastructure improvements, as described in the TIF Plan, supporting the Project which may include, but not limited to, the cost of acquiring, installing, and constructing various infrastructure improvements eligible under the TIF Act and located in the TIF District or supporting the TIF District, which may include, but not necessarily be limited to, permitting, design, installation, renovation, and construction of roadways, curbs, gutters, signalization, signage, lighting, striping, landscaping along rights of way, drainage improvements, related soft costs, related architectural/engineering fees, attorney’s fees, TIF Plan preparation fees, issuance costs, capitalized interest, and other related soft costs.

“Payment Date” shall mean any date on which interest or principal and interest on the Bonds is scheduled to be made.

“Principal Payment Date” shall mean with respect to any of the Bonds, any Payment Date on which principal is scheduled to be paid (including for this purpose any advancement of maturity pursuant to a mandatory sinking fund payment).

“Project” shall mean the development of a hotel, student housing complex and related improvements strategically located off Highway 12 and Pat Station Road in the City and in the County.

“Redevelopment Plan” shall mean the “*Tax Increment Financing Redevelopment Plan, Starkville, Mississippi, February 2006*,” adopted April 4, 2006, after publication of notice of hearing and after a hearing on the Redevelopment Plan as required by the TIF Act.

“TIF Act” shall mean the Tax Increment Financing Act, Section 21-45-1 *et. seq.*, Mississippi Code of 1972, as amended.

“TIF District” shall mean the area described in the TIF Plan.

“TIF Plan” shall mean the ***“Tax Increment Financing Plan for the Sand Creek Redevelopment Project, City of Starkville, Oktibbeha County, Mississippi, November 2025”*** (the “TIF Plan”), approved by the Board of Supervisors of the County on November 3, 2025, after publication of a notice of hearing on October 23, 2025 and a hearing on November 3, 2025 and approved by the Mayor and Board of Aldermen of the City on November 18, 2025, after publication of notice of hearing on November 6, 2025, and after a hearing on the TIF Plan on November 18, 2025, as required by the TIF Act.

“TIF Revenues” shall mean, together, the City Ad Valorem TIF Revenues and the County Ad Valorem TIF Revenues.

Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, words and terms herein defined shall be equally applicable to the plural as well as the singular form of any of such words and terms.

2. The Developer proposes to construct the Project and the Infrastructure Improvements. The City desires to issue the Bonds to assist in the financing of the acquisition and construction of the Infrastructure Improvements in order to promote economic development and assist in the creation of jobs and to promote the economic, social and general welfare of both the City and the County.
3. The governing authorities of the City and the County desire to enter into a joint effort to make the most efficient use of their powers and enable them to promote economic development and to assist in the creation of jobs and to promote the general welfare of the City and County and the citizens of each.
4. In order that the Bonds may be issued and sold and the payment of the Bonds properly provided for, it is necessary that the term of this Agreement shall extend through the Final Bond Payment Date of the Bonds, each series of which shall have a scheduled maturity not later than fifteen (15) years from the date of each such series, respectively.
5. In order to provide for the Infrastructure Improvements and to enable the acquisition and construction of the Project by the Developer, it is necessary and in the public interest for the City to cooperate with the County by entering into this Agreement pursuant to the TIF Act and the Interlocal Act.
6. It is agreed and understood that the City has developed the TIF Plan and established the TIF District in order to provide for the issuance and sale of the Bonds to finance the Infrastructure Improvements, and it is agreed and understood that the City may, in its discretion, include as sources of payment for the Bonds and pledge to the extent deemed necessary and appropriate all or any portion of the TIF Revenues.
7. The City and the County desire to enter into this Agreement for the purposes of (i) assisting in the financing of the Costs of the Infrastructure Improvements and (ii) satisfying the requirements of the TIF Act.

8. It is necessary for the City and the County to enter into this Agreement pursuant to the TIF Act and the Interlocal Act in order to enable the City to issue and sell the Bonds, and to provide for the securing of the Bonds and the payment of the Bond Payments.
9. The TIF Act authorizes the City to issue the Bonds for financing all or part of the Costs of the Infrastructure Improvements.
10. The City hereby agrees that it will issue the Bonds for the purpose of assisting the financing of the Infrastructure Improvements. The Bond Payments shall be payable solely from the TIF Revenues.
11. The City and the County have agreed to divert a portion of their respective TIF Revenues from the TIF District to be used for the Bond Payments as hereinafter set forth.
12. The City will pledge up to one hundred percent (100%) of the City Ad Valorem TIF Revenues, as collected within the boundaries of the TIF District, calculated in the manner set forth in the TIF Act.
13. The County will pledge up to one hundred percent (100%) of the County Ad Valorem TIF Revenues, as collected within the boundaries of the TIF District, calculated in the manner set forth in the TIF Act.
14. The amount of the TIF Bonds to be issued will be based upon sum of (a) up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value plus (b) up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value.
15. It is in the best interests of the citizens of the City and the County that the City and the County enter into and execute the Agreement.
16. The amount and timing of the TIF Bonds shall be determined pursuant to further proceedings of the City.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE ABOVE AND THE MUTUAL BENEFITS ACCRUING TO THE CITY AND THE COUNTY, THE CITY AND THE COUNTY DO HEREBY AGREE AS FOLLOWS:

SECTION 1. Duration. This Agreement shall be in force and effect until terminated in accordance with the provisions of Sections 6 and 10 hereof.

SECTION 2. Purpose. The purpose of this Agreement is to define the respective responsibilities of the City and the County with regard to the financing of the Infrastructure Improvements and the security for and payment of the Bonds.

SECTION 3. Organization; Statutory Authority. There will be no separate legal or administrative entity created pursuant to this Agreement. The City and the County are authorized by the TIF Act and the Interlocal Act to jointly exercise and carry out the powers, authorities, and responsibilities to be exercised by each of them pursuant to the terms of this Agreement.

SECTION 4. Financing, Staffing, and Supplying.

(a) The Infrastructure Improvements shall be financed as a joint undertaking of the City and the County. All of the staffing pertaining to the acquisition and/or construction of the Infrastructure Improvements and the issuance of the Bonds will be provided by the City, except as may be otherwise provided herein. The City and the County hereby designate and authorize the City to exercise all powers needed to carry out and assist in the development of the Project and the Infrastructure Improvements, including but not limited to the power to issue the Bonds to finance all or a portion of the Costs of the Infrastructure Improvements, and to reimburse the Developer or any contractor hired by or with the approval of the City, from proceeds of the Bonds, for any advances made by the Developer to acquire and/or construct the Infrastructure Improvements in anticipation of the issuance of the Bonds.

(b) The City will establish a budget which may be included as a part of the City's budget for the receipts and expenditures pertaining to the Project and to the Bond Payments. The City Clerk is hereby designated to receive, disburse, and account for the TIF Revenues to be received by or deposited with the City.

(c) The City Clerk shall determine on a date not less than two (2) months prior to the Principal Payment Date of each year the amount of TIF Revenues received by the County and the amount of TIF Revenues received by the City for the preceding twelve (12) months and shall promptly give a notice to the Chancery Clerk of the County setting forth (1) the amount needed for the next succeeding Bond Payments, (2) the total amount of TIF Revenues, and (3) the amount of TIF Revenues due from the County for said Bond Payments. The County agrees to cooperate in supplying all information needed from the County for this purpose.

SECTION 5. Operation of Agreement and the Infrastructure Improvements. The operation of the Agreement and of the Infrastructure Improvements shall be carried out by the City and by the County as described in Section 4 of this Agreement and as may be otherwise provided herein, pursuant to the TIF Act and the Interlocal Act.

SECTION 6. Termination; Disposition of Property. Except for the Infrastructure Improvements to be dedicated to the City, at the termination of the Agreement any property owned by the City and Developer, respectively, shall remain their property. The Infrastructure Improvements to be owned by the City shall be dedicated to the City as a condition for reimbursement to the Developer for the Costs of the Infrastructure Improvements to be paid from proceeds of the Bonds. As to any Infrastructure Improvements to be owned by the Developer or other private party, the City has determined that it is in the best interests of the City for such property to be owned by the Developer or other private party and not by the City. Any surplus TIF Revenues remaining after termination shall be returned to the City and the County, respectively, after each has satisfied its respective obligations under Section 11 hereof and pursuant to Section 11 hereof.

SECTION 7. Amendment. This Agreement may be amended at any time by the mutual consent of the City and the County by an agreement entered into pursuant to the provisions of the Interlocal Act and the TIF Act. No such amendment shall have a material adverse effect on the ability of the City to make the Bond Payments.

SECTION 8. Administration of Issuance of Bonds. The provision for the administration of issuance of the Bonds and the payment thereof is provided for in Section 4 hereof, pursuant to the Interlocal Act and the TIF Act.

SECTION 9. Manner of Acquiring, Holding, and Disposing of Property; Cooperation Concerning Property Matters.

(a) The Developer has acquired or will acquire all property needed for the Project and the Infrastructure Improvements. The City has entered into a Development and Reimbursement Agreement with the Developer regarding, among other things, the dedication and conveyance to the City of any Infrastructure Improvements to be owned by the City and the reimbursement to the Developer of all or a portion of the Infrastructure Improvements.

(b) The City shall have the right, at its request, to review and approve the plans, specifications, and expenditures for all Infrastructure Improvements. The City and the County shall have access to all records pertaining to the acquisition and construction of the Infrastructure Improvements, and no changes which materially affect the overall scope thereof will be carried out without the written consent of the City.

(c) The County will grant to the City any necessary construction and maintenance easements on property on which the County can grant such rights to aid in the acquisition and/or construction of the Infrastructure Improvements.

SECTION 10. Terms and Conditions That Will Cause Agreement to Be Terminated. The term of each series of the Bonds shall not exceed fifteen (15) years from the date thereof. The Agreement will be terminated upon the payment in full of the Bond Payments. However, the obligations of the City and the County, respectively, incurred during the term of this Agreement shall not lapse due to a failure or refusal of the party owing such obligation.

SECTION 11. Manner in Which the Costs of the Infrastructure Improvements Shall be Shared.

(a) The City has approved the Redevelopment Plan and the TIF Plan, and has created the TIF District. The City will issue the Bonds for the purpose of financing the Infrastructure Improvements associated with the Project. The Bond Payments shall be the responsibility of the City and shall be paid from the TIF Revenues.

(b) There shall be created by the City a "Starkville Sand Creek TIF Fund" (the "Bond Fund") which will be held as a separate fund by the City. The City will provide to the County a schedule of Bond Payments, which schedule may be adjusted from time to time to account for any changes in fees of the Paying Agent (as defined in the Bond Resolution), prepayments of principal or other change in Bond Payments.

(c) To provide for the Bond Payments, the County will divert all or a portion of its County Ad Valorem TIF Revenues. The amount of such County Ad Valorem TIF Revenues to be so diverted shall be determined as provided in Subsection (e) of this Section and shall be paid to the City Clerk, credited to the Bond Fund, and disbursed as provided in this Section.

(d) To provide for the Bond Payments, the City will divert all or a portion of its City Ad Valorem TIF Revenues. The amount of such City Ad Valorem TIF Revenues to be so diverted shall be determined as provided in Subsection (e) of this Section, deposited into the Bond Fund, and disbursed as provided in this Section.

(e) The County will, at least two (2) months prior to the Principal Payment Date, transfer that portion of its County Ad Valorem TIF Revenues described below to the City for deposit into the Bond Fund for the Bond Payments. The City will deposit that portion of its City Ad Valorem TIF Revenues described below into the Bond Fund, along with the County Ad Valorem TIF Revenues received from the County for that purpose. The amount of the TIF Revenues to be diverted by the County and by the City shall be determined and transferred and/or deposited as follows:

(i.) To the extent that the sum of up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value plus up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value are equal to the sums needed (in addition to any moneys then on hand for such purpose) to fully provide for the next succeeding Bond Payments, then the entire amount of such TIF Revenues (being limited as described in the definitions and descriptions herein of the TIF Revenues) shall be transferred to the City (with regard to the County) and deposited into the Bond Fund for the Bond Payments.

(ii.) To the extent that the sum of up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value plus up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value are less than the sums needed (in addition to any moneys then on hand for such purpose) to fully provide for the next succeeding Bond Payments (hereinafter a "Deficiency"), then a sufficient amount up to one hundred percent (100%) of the City Ad Valorem TIF Revenues and up to one hundred percent (100%) of the County Ad Valorem TIF Revenues shall be determined pro rata to the City and the County so that the City and the County contributes the same percentage of its TIF Revenues to fill the funds needed for the Deficiency and transferred and/or deposited into the Bond Fund for the Bond Payments.

(iii.) To the extent that the sum of up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value plus up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value exceed the sums needed (in addition to any moneys then on hand for such purpose) to fully provide for the next succeeding Bond Payments, then excess TIF Revenues shall be released on an equal, dollar for dollar basis to the City and the County so that the City and the County contribute the same amount of funds for the Bond Payments.

(f) Upon payment of the Bonds in full as to principal and interest on the Final Bond Payment Date, then excess TIF Revenues shall be released pro rata to the City and the County so that the City and the County contribute the same amount of funds for the Bond Payments.

SECTION 12. TIF Revenues from the TIF District; Security for Bond Payments. It is agreed that the City may include as sources of payment for the Bonds and pledge the TIF Revenues for the Bond Payments.

SECTION 13. Effective Date. This Agreement will be effective when it is approved by the respective governing bodies of the City and the County and by the Mississippi Attorney General, and filed as provided in the Interlocal Act. The initial term of this Agreement shall commence on the effective date hereof and terminate as provided in Section 10 hereof.

WITNESS the signatures of the duly authorized officers of the City as of
February 3, 20 26.

City of Starkville, Mississippi



Mayor

ATTEST:



City Clerk



WITNESS the signatures of the duly authorized officers of the County as of
_____ , 20 ____.

Oktibbeha County, Mississippi

President, Board of Supervisors

ATTEST:

Chancery Clerk, Board of Supervisors

(seal)

CERTIFICATE

I, Joanna McLaurin, City Clerk of the City of Starkville, Mississippi, do hereby certify that the above and foregoing document is a true and correct copy of the Interlocal Cooperation Agreement related to the "***Tax Increment Financing Plan for the Sand Creek Redevelopment Project, City of Starkville, Oktibbeha County, Mississippi, November 2025,***" approved and adopted by the Mayor and Board of Aldermen of the City of Starkville, Mississippi, on February 3, 2026, and executed on February 4, 2026.

Witness my hand this the 4 day of February, 2026.

City of Starkville, Mississippi



City Clerk



CERTIFICATE

I, Sharon Livingston, Chancery Clerk of Oktibbeha County, Mississippi, do hereby certify that the above and foregoing document is a true and correct copy of the Interlocal Cooperation Agreement related to the "***Tax Increment Financing Plan for the Sand Creek Redevelopment Project, City of Starkville, Oktibbeha County, Mississippi, November 2025***," adopted and approved by the Board of Supervisors of Oktibbeha County, Mississippi, on _____, 202____, and executed on _____, 202____.

Witness my hand this the _____ day of _____, 202_____.

Oktibbeha County, Mississippi

Chancery Clerk

(seal)

City of Starkville Procurement Policy

I. Purpose

The purpose of this policy is to establish guidelines that meet or exceed the procurement requirements for purchases of goods (apparatus, supplies, materials, and equipment), services, and construction or repair projects when federal funds are being used in whole or in part to pay for the cost of the contract. To the extent that other sections of procurement policies and procedures adopted by the City of Starkville are more restrictive than those contained in this policy, local policies and procedures shall be followed.

II. Policy

- A. **Application of Policy.** This policy applies to contracts for purchases, services, and construction or repair work funded with federal financial assistance (direct or reimbursed). The requirements of this Policy also apply to any subrecipient of the funds.

All federally funded projects, loans, grants, and sub-grants, whether funded in part or wholly, are subject to the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for federal awards (Uniform Guidance) codified at 2 C.F.R. Part 200 unless otherwise directed in writing by the federal agency or state pass-through agency that awarded the funds.

- B. **Compliance with Federal Law.** All procurement activities involving the expenditure of federal funds must be conducted in compliance with the Procurement Standards codified in 2 C.F.R. § 200.317 through § 200.327 unless otherwise directed in writing by the federal agency or state pass-through agency that awarded the funds. The City of Starkville will follow all applicable local, state, and federal procurement requirements when expending federal funds. Should the City of Starkville have more stringent requirements, the most restrictive requirement shall apply so long as it is consistent with state and federal law.
- C. **Contract Award.** All contracts shall be awarded only to the lowest responsive responsible bidder possessing the ability to perform successfully under the terms and conditions of the contract.
- D. **No Evasion.** No contract may be divided to bring the cost under bid thresholds or to evade any requirements under this Policy or state and federal law.
- E. **Contract Requirements.** All contracts paid for in whole or in part with federal funds shall be in writing. The written contract must include or incorporate by reference the provisions required under 2 C.F.R § 200.327 and as provided for under 2 C.F.R. Part 200, Appendix II.
- F. **Contractors' Conflict of Interest.** Designers, suppliers, and contractors that assist in the development or drafting of specifications, requirements, statements of work, invitation for bids or requests for proposals shall be excluded from competing for such requirements.

- G. **Approval and Modification.** The administrative procedures contained in this Policy are administrative and may be changed as necessary at the staff level to comply with state and federal law.
- H. **MDEQ Submittals.** Contractual agreements will be submitted to Mississippi State Department of Environmental Quality prior to requesting reimbursement.

III. General Procurement Standards and Procedures:

Either the Purchasing Department or the Requesting Department shall procure all contracts in accordance with the requirements of this Section of the Policy.

- A. **Necessity.** Purchases must be necessary to perform the scope of work and must avoid acquisition of unnecessary or duplicative items. The Purchasing Department and/or the Requesting Department should check with the federal surplus property agency prior to buying new items when feasible and less expensive. Strategic sourcing should be considered with other departments and/or agencies who have similar needs to consolidate procurements and services to obtain better pricing.
- B. **Clear Specifications.** All solicitations must incorporate a clear and accurate description of the technical requirements for the materials, products, or services to be procured, and shall include all other requirements which bidders must fulfill and all other factors to be used in evaluating bids or proposals. Technical requirements must not contain features that restrict competition.
- C. **Notice of Federal Funding.** All bid solicitations must acknowledge the use of federal funding for the contract. In addition, all prospective bidders or offerors must acknowledge that funding is contingent upon compliance with all terms and conditions of the funding award.
- D. **Compliance by Contractors.** All solicitations shall inform prospective contractors that they must comply with all applicable federal laws, regulations, executive orders, and terms and conditions of the funding award.
- E. **Fixed Price.** Solicitations must state that bidders shall submit bids on a fixed price basis and that the contract shall be awarded on this basis unless otherwise provided for in this Policy. Cost plus percentage of cost contracts are prohibited. Time and materials contracts are prohibited in most circumstances. Time and materials contracts will not be used unless no other form of contract is suitable and the contract includes a "Not to Exceed" amount. A time and materials contract shall not be awarded without express written permission of the federal agency or state pass-through agency that awarded the funds.
- F. **Use of Brand Names.** When possible, performance or functional specifications are preferred to allow for more competition, leaving the determination of how to reach the required result to the contractor. Brand names may be used only when it is impractical or uneconomical to write a clear and accurate description of the requirement(s). When a brand name is listed, it is used as reference only and "or equal" must be included in the description.

- G. Lease versus Purchase.** Under certain circumstances, it may be necessary to perform an analysis of lease versus purchase alternatives to determine the most economical approach.
- H. Dividing Contract for M/WBE Participation.** If economically feasible, procurements may be divided into smaller components to allow maximum participation of small and minority businesses and women business enterprises. The procurement cannot be divided to bring the cost under bid thresholds or to evade any requirements under this Policy.
- I. Documentation.** Documentation must be maintained by the Purchasing Department and/or the Requesting Department detailing the history of all procurements. The documentation should include the procurement method used, contract type, basis for contractor selection, price, sources solicited, public notices, cost analysis, bid documents, addenda, amendments, contractor's responsiveness, notice of award, copies of notices to unsuccessful bidders or offerors, record of protests or disputes, bond documents, notice to proceed, purchase order, and contract. All documentation relating to the award of any contract must be made available to the granting agency upon request.
- J. Cost Estimate.** For all procurements costing \$250,000 or more, the Purchasing Department and/or Requesting Department shall develop an estimate of the cost of the procurement prior to soliciting bids. Cost estimates may be developed by reviewing prior contract costs, online review of similar products or services, or other means by which a good faith cost estimate may be obtained. Cost estimates for construction and repair contracts may be developed by the project designer.
- K. Contract Requirements.** The Requesting Department must prepare a written contract incorporating the provisions referenced in this Policy.
- L. Debarment.** No contract shall be awarded to a contractor included on the federally debarred bidder's list.
- M. Contractor Oversight.** The Requesting Department receiving the federal funding must maintain oversight of the contract to ensure that the contractor is performing in accordance with the contract terms, conditions, and specifications.
- N. Open Competition.** Solicitations shall be prepared in a way to be fair and provide open competition. The procurement process shall not restrict competition by imposing unreasonable requirements on bidders, including but not limited to unnecessary supplier experience, excessive or unnecessary bonding, specifying a brand name without allowing for "or equal" products, or other unnecessary requirements that have the effect of restricting competition.
- O. Geographic Preference.** In the letting of public contracts, preference shall be given to resident contractors, and a nonresident bidder domiciled in a state, city, county, parish, province, nation, or political subdivision having laws granting preference to local contractors shall be awarded Mississippi public contracts only on the same basis as the nonresident bidder's state, city, county, parish, province, nation or political subdivision awards contracts to Mississippi contractors bidding under similar circumstances. Resident contractors actually domiciled in Mississippi, be they corporate, individuals or partnerships, are to be granted preference over nonresidents in awarding of contracts in the

same manner and to the same extent as provided by the laws of the state, city, county, parish, province, nation or political subdivision of domicile of the nonresident.

IV. Specific Procurement Procedures

The Nonfederal entity shall solicit bids in accordance with the requirements under this Section of the Policy based on the type and cost of the contract.

- A. Purchases costing less than \$5,000** (except for A/E professional services) shall be procured using the Uniform Guidance “micro-purchase” procedure (2 C.F.R. § 200.320(a)) and state formal bidding procedures (MS § 31-7-13.) as follows:
1. The contract may be awarded without soliciting pricing or bids if the price of the goods or services is considered to be fair and reasonable.
 2. To the extent practicable, purchases must be distributed among qualified suppliers.
- B. Purchases costing \$5,000 up to \$75,000**(except for A/E professional services) shall be procured using the Uniform Guidance “small purchase” procedure (2 C.F.R. § 200.320(b)) and state formal bidding procedures (MS § 31-7-13.) as follows:
1. Obtain price or rate quotes from an “adequate number” of qualified sources (a federal grantor agency might issue guidance interpreting “adequate number,” so the Requesting Department should review the terms and conditions of the grant award documents to confirm whether specific guidance has been issued). MS § 31-7-13 requires at least two quotes are solicited.
 2. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.
 3. Cost or price analysis is not required prior to soliciting bids.
 4. Award the contract on a fixed-price basis (a not-to-exceed basis is permissible for service contracts where obtaining a fixed price is not feasible).
 5. Award the contract to the lowest responsive, responsible bidder.
- C. Purchases costing over \$75,000**(except for A/E professional services) shall be procured using a combination of the most restrictive requirements of the Uniform Guidance “sealed bid” procedure (2 C.F.R. § 200.320(c)) and state formal bidding procedures (MS § 31-7-13.) as follows:
1. Cost or price analysis is required prior to soliciting bids.
 2. Complete specifications or purchase description must be made available to all bidders.
 3. The bid must be formally advertised in a newspaper published in the county or municipality in which such Non-Federal Entity is located once each week for two (2) consecutive weeks. The date as published for the bid opening shall not be less than seven (7) working days after the last published notice; however, if the purchase involves a construction project in which the estimated cost is in excess of Seventy-five Thousand Dollars (\$75,000.00), such bids shall not be opened in less than fifteen (15) working days after the last notice is published and the notice for the purchase of such construction shall be published once each week for two (2) consecutive weeks. The advertisement must state the date, time, and location of the public bid opening, indicate where specifications may be obtained, and reserve to the governing board the right to reject any or all bids.
 4. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.

5. Open bids at the public bid opening on the date, time, and at the location noticed in the public advertisement. All bids must be submitted sealed.
6. Award the contract to the lowest responsive, responsible bidder on a fixed-price basis. Governing board approval is required for purchase contracts unless the governing board has delegated award authority to an individual official or employee. Any and all bids may be rejected only for “sound documented reasons.”

G. Contracts for Architectural and Engineering Services shall be procured using the Uniform Guidance “competitive proposal” procedure (2 C.F.R. § 200.320(d)(5)) as follows:

1. Publicly advertise a Request for Qualifications (RFQ) to solicit qualifications from qualified firms (formal advertisement in a newspaper is not required). Price (other than unit cost) shall not be solicited in the RFQ.
2. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided under 2 C.F.R. § 200.321.
3. Identify the evaluation criteria and relative importance of each criteria (the criteria weight) in the RFQ.
4. Proposals must be solicited from an “adequate number of qualified sources” (an individual federal grantor agency may issue guidance interpreting “adequate number”).
5. Must have a written method for conducting technical evaluations of proposals and selecting the best qualified firm.
6. Consider all responses to the publicized RFQ to the maximum extent practical.
7. Evaluate qualifications of respondents to rank respondents and select the most qualified firm. Preference may be given to in-state (but not local) firms provided that granting the preference leaves an appropriate number of qualified firms to compete for the contract given the nature and size of the project.
8. Price cannot be a factor in the initial selection of the most qualified firm.
9. Once the most qualified firm is selected, negotiate fair and reasonable compensation. If negotiations are not successfully, repeat negotiations with the second-best qualified firm.
10. Award the contract to best qualified firm with whom fair and reasonable compensation has been successfully negotiated. Governing board approval is not required.

V. Exceptions

Non-competitive contracts are allowed *only* under the following conditions and with the written approval of the federal agency or state pass-through agency that awarded the federal funds:

- A. Sole Source.** A contract may be awarded without competitive bidding when the item is available from only one source. The Purchasing Department and/or Requesting Department shall document the justification for and lack of available competition for the item. A sole source contract must be approved by the governing board. Cost reasonableness must be documented, and if cost is greater than \$75,000, an independent cost/price analysis per 2 CFR200.324 will be completed.
- B. Public Exigency.** A contract may be awarded without competitive bidding when there is a public exigency. A public exigency exists when there is an imminent or actual threat to

public health, safety, and welfare, and the need for the item will not permit the delay resulting from a competitive bidding.

- C. Inadequate Competition.** A contract may be awarded without competitive bidding when competition is determined to be inadequate after attempts to solicit bids from a number of sources as required under this Policy does not result in a qualified winning bidder.
- D. Federal Contract.** A contract may be awarded without competitive bidding when the purchase is made from a federal contract available on the U.S. General Services Administration schedules of contracts.
- E. Awarding Agency Approval.** A contract may be awarded without competitive bidding with the express written authorization of the federal agency or state pass-through agency that awarded the federal funds so long as awarding the contract without competition is consistent with state law.

V. Domestic Preference

To the greatest extent practicable we will provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products).

We will define domestic preferences as:

- A.** “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
- B.** (2) “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.
- C.** We will include this in any subawards including all contracts and purchase orders for work or products under this award.

7. CONSIDERATION TO HIRE IAIN J. HENDERSON AS AIRCRAFT LINEMAN (FBO) –PART-TIME IN THE STARKVILLE AIRPORT DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval to hire Iain J. Henderson as Aircraft Lineman (FBO) –Part-time in the Starkville Airport Department” is enumerated, this consent item is thereby approved.

8. CONSIDERATION OF THE TRANSFER OF ALEXIS WALKER (DISPATCHER – PART-TIME) TO THE POSITION OF DISPATCHER – FULL-TIME IN THE STARKVILLE POLICE DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the transfer of Alexis Walker (Dispatcher – Part-time) to the position of Dispatcher – Full-time in the Starkville Police Department” is enumerated, this consent item is thereby approved.

9. CONSIDERATION TO HIRE SARAH DOVER TO THE POSITION OF DISPATCHER – PART-TIME IN THE STARKVILLE POLICE DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval to hire Sarah Dover to the position of Dispatcher – Part-time in the Starkville Police Department” is enumerated, this consent item is thereby approved.

10. CONSIDERATION OF THE DISCIPLINARY ACTION RECOMMENDED BY ENVIRONMENTAL SERVICES AND SANITATION DIRECTOR CHRIS SMILEY FOR A STARKVILLE SANITATION COMMERCIAL DRIVER AS A RESULT OF I.A. #02032026.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the disciplinary action recommended by Environmental Services and Sanitation Director Chris Smiley for a Starkville Sanitation Commercial Driver as a result of I.A. #02032026” is enumerated, this consent item is thereby approved.

11. CONSIDERATION TO APPOINT BRADFORD “BRAD” DAVIS AS INTERIM LEAD LINEMAN FOREMAN IN THE STARKVILLE UTILITIES DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval to appoint Bradford “Brad” Davis as Interim Lead Lineman Foreman in the Starkville Utilities Department” is enumerated, this consent item is thereby approved.

12. CONSIDERATION OF THE TRANSFER OF DAVID KELLEY (FIREFIGHTER – NON-CERTIFIED - TEMPORARY) TO THE POSITION OF FIREFIGHTER – NON-CERTIFIED IN THE STARKVILLE FIRE DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval to transfer of David Kelley (Firefighter – Non-Certified - Temporary) to the position of Firefighter – Non-Certified in the Starkville Fire Department” is enumerated, this consent item is thereby approved.

13. CONSIDERATION OF YEARLY RENEWAL OF CISCO SMARTNET FROM CSPIRE FOR THE STATE CONTRACT PRICE OF \$7,347.20.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval of yearly renewal of Cisco Smartnet from CSpire for the state contract price of \$7,347.20” is enumerated, this consent item is thereby approved.

14. CONSIDERATION TO PURCHASE FROM ACCURATE TACTICAL, AVON PROTECTION (13) C50 RESPIRATOR KITS AT THE COST OF \$15,908.75, THE LOWEST OF TWO QUOTES, FUNDED BY HOMELAND SECURITY GRANT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval to purchase from Accurate Tactical, Avon Protection (13) C50 Respirator kits at the cost of \$15,908.75, the lowest of two quotes, funded by Homeland Security Grant” is enumerated, this consent item is thereby approved.

ANNOUNCEMENTS AND COMMENTS:

MAYOR’S COMMENTS: Mayor Spruill announced that February was Black History Month and that she had a proclamation that she would present at an event on Saturday. Mayor Spruill noted the passing of Reverend Tucker of Mt. Peiler Church and President of the NAACP and wished condolences. Mayor Spruill asked Edward Kemp to give a briefing to the Board of Alderman on the mutual aid work the Utilities Department has done to help New Albany Light, Gas, and Water to help after the ice storm. He noted that Ben Davis, Josh Lemer, Kirk Ward, Shasta Plunkett, Trey Samuel, and Ladavious Williams were the two, three man crews who went to assist.

BOARD OF ALDERMEN COMMENTS:

No Comments

CITIZEN COMMENTS:

Alvin Turner, Ward 7, noted the passing of Reverend Tucker and stated that the community should support his wife in this time. He noted that people were stressed with all the detours due to construction and asked that the city help get information out on how to get around town

PUBLIC APPEARANCE:

Aundrea Self- Alpha Kappa Alpha Sorority, Inc, Mentoring Group, The Youth Leadership Institute. Aundrea explained the group had an assignment to help learn who their Alderman or Supervisor were and then each young lady introduced herself and what Ward or District they lived in. Carmen Haynes lives in Ward 5 and attends the Partnership Middle School, Mallorie Miles lives in District 1 and attends the Partnership Middle School, Mayliah Monger lives in Ward 5 and attends Overstreet Elementary, Zyniah Lee lives in District 2 and attends the Partnership Middle School, Zyannah Lee lives in District 2 and attends the Partnership Middle School, Emilee Thomas lives in Ward 6 and attends Overstreet Elementary, Rija Gates attends the Partnership Middle School, Kaiden Cannon lives in District 2 and attends Armstrong Middle School, and Abby Simmons. Aundrea introduced Jessica Young as the Co-leader and helps run the organization.

Physical Address:

4200 Mamie Street
 Hattiesburg, MS 39402
 Phone: 601.450.6600
 Fax: 601.450.6603

**QUOTATION**

www.CSpire.com/business

Remittance Address:

C Spire Business
 PO Box 748168
 Atlanta, GA 30374-8168

Date: 10/01/25

Quote #: AAAQ156632R

Sales Rep: jemmons

Quote To:

City of Starkville
 Joel Clements, Jr.
 108 West Main Street

Starkville MS 39759

Phone: 6623234813

Here is the quote you requested.

Ship To:

City of Starkville
 Joel Clements, Jr.
 108 West Main Street

Starkville

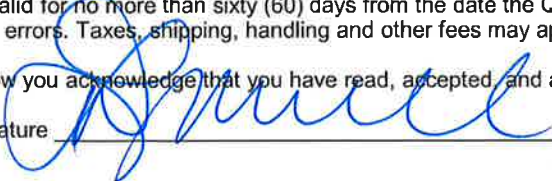
MS 39759

Qty	Part #	Description	Unit Price	Ext. Price
		CISCO SMARTNET RENEWAL 2026		
1	CON-SNC-C9200C88	C9200CX-8P-2X2G-E Serial #: FJC28501VCC. SNC - STD 8X7XNCD Contract #: 206468099	\$192.95	\$192.95
1	CON-SNC-C9200C88	C9200CX-8P-2X2G-E Serial #: FJC28501UM0. SNC - STD 8X7XNCD Contract #: 206468099	\$192.95	\$192.95
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471WDQ. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471WUL. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471XZU. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471X94. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471XCN. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471WWB. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
		MERAKI-SUB Meraki SW Subscription Subscription ID: Sub2105773		
14	LIC-MR-E	Meraki MR Essentials Subscription LIC and Support	\$80.75	\$1,130.50
1			\$0.00	\$0.00
Total				\$7,347.20

This Quote (i) hereby incorporates by reference the terms and conditions of the Master Terms and Conditions ("MTC") and the Purchase Terms and Conditions ("PTC") located at <https://www.cspire.com/business>, (ii) applies only to the Services or Products covered by this Quote and not to Services or Products covered by any other quote, statement of work, or order, and (iii) does not amend or supplement the terms of any other agreement. This Quote, the MTC, PTC, and any other written documents attached hereto or incorporated herein are the "Agreement." Capitalized terms not defined herein shall have the respective meanings ascribed to such terms in the MTC.

This Quote is valid for no more than sixty (60) days from the date the Quote was issued. CSB reserves the right to cancel orders arising from pricing or other errors. Taxes, shipping, handling and other fees may apply.

By signing below you acknowledge that you have read, accepted, and agree to be bound by this Agreement.

Customer Signature  Date 2/3/26

Invoicing Address:

Starkville Police Department
101 E Lampkin St
Starkville MS 39759
United States
☎ +1 662-323-4134

Starkville Police Department, JOHN PEARSON

📍 101 E Lampkin St
Starkville MS 39759
United States
☎ +1 662-418-7924
✉ j.pearson@cityofstarkville.org

Shipping Address:

Starkville Police Department, JOHN PEARSON
101 E Lampkin St
Starkville MS 39759
United States
☎ +1 662-418-7924

Quotation # S02638

Quotation Date:

06/09/2025

Expiration:

02/06/2026

Salesperson:

Joseph Harrison

DESCRIPTION	SERIAL #	QTY	UNIT PRICE	TAXES	AMOUNT
[70501-188] Avon C50 APR Assembly (Medium)		13	415.00	No Sales Tax	\$ 5,395.00
[71601-11] Voice Projection Unit Gen II C50		13	655.00	No Sales Tax	\$ 8,515.00
[70501-156] Avon Clear Outsert Assembly		13	70.00	No Sales Tax	\$ 910.00
[72606-3] Avon CTCF50 Riot Agent Filter (Pack of 4)		5	197.75	No Sales Tax	\$ 988.75
[SHIPPING] Shipping and Handling		1	100.00		\$ 100.00

Untaxed Amount	\$ 15,908.75
TN Sales Tax 9.75% on \$ 15,808.75	\$ 0.00
Total	\$ 15,908.75

<https://www accuratelawenforcement.com/info/terms-and-conditions>

Payment terms: 30 Days

Quote#	QUO278643
Date	10/29/2025
Exp. Date	11/28/2025

Bill To:

City of Starkville Police
Department
101 E LAMPKIN ST
STARKVILLE MS 39759
United States

Ship To:

City of Starkville Police
Department
101 E LAMPKIN ST
STARKVILLE MS 39759
United States

Law Enforcement Equipment

ID	Name	Ordered By	Sales Rep	Shipping Method
497829	City of Starkville Police Department	John Pearson	David Diianni	FedEx Ground

#	Item Name	Description	Quantity	Unit Price	Amount
1	AVP-70501-556	Avon Protection C50 First Responder Kit Medium The C50 Air Purifying Respirator offers high prote Outstanding field of vision, and superior comfort. The innovative design features optimize the users time in the operational area. NIOSH and CBRN Approved.	12	629.99	7,559.88
2	AVP-71601-11	Avon Protection Voice Projection Unit with Mic Designed to provided communications for user The VPU and internal microphone can easily be connected via the Electronic Communication Port (ECP) on the mask.	12	669.99	8,039.88
3	TARIFF-NOTICE	Pricing is subject to change based on applicable tariffs, duties, or other regulatory actions beyond our control. Any adjustments will be communicated as soon as possible. Please reflect acceptance of these potential tariff-related pricing adjustments on your purchase order.		0.00	0.00

ACCEPTANCE OF QUOTATION

The above prices,specifications, and conditions are satisfactory and are hereby accepted.
Freight charges are estimated at the time of quote. Applicable freight costs will apply at time of shipment.

Quotation is valid until Nov 28,2025

Signature: _____ Date: _____

Subtotal:	15,599.76
Discount:	0.00
Tax Total:	1,101.78
Freight:	139.99

Total:	16,841.53
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PUBLIC HEARINGS:

FIRST OF TWO PUBLIC HEARINGS FOR THE PURPOSE OF AMENDING THE ALCOHOL ORDINANCE TO EXPAND THE HOURS OF SERVICE ON SUNDAY TO BEGIN AT 10:00 AM INSTEAD OF THE CURRENT 11:00 AM.

Mayor Spruill opened the Public Hearing to the public.

Alvin Turner, Ward 7, expressed concern of people having open containers. Alderman Sistrunk clarified the amendment was only for restaurants.

There being no additional comments, the Mayor closed the public hearing.

Following the public hearing, no vote was taken. The Board will hold a Second Public Hearing at the next regular meeting for further discussion and possible action.

PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 12900 MS-182, STARKVILLE, MS 39759 WITH THE PARCEL NUMBER 159J-00-024.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT CLEAN UP OF THE PROPERTY SHOULD OCCUR.

Code Enforcement Sergeant Samantha Gillen presented for consideration under miss. code ann. § 21-19-11 to determine whether the property located at 12900 MS-182, Starkville, MS 39759 with the parcel number 159J-00-024.00, is in such a state of uncleanliness as to be a menace to the public health, safety, and welfare of the community and such that clean up of the property should occur. Initial inspection of 12900 MS-182, STARKVILLE, MS 39759 with the parcel number 159J-00-024.00, was performed by Code Enforcement Officer Steven Cundy on December 31, 2025. This inspection provided evidence that the property contained conditions not suitable for public health and safety, building in a dilapidated state due to walls leaning, rotten boards, and collapsed structure on the back side of the building. The door of the structure is not a complete closure of the structure. This is causing many issues for the neighboring properties, such as the appearance of the neighborhood and possibly providing a habitat for wildlife that can pose a threat to people living in the area, and the overall upkeep of the property being neglected.

A Notice of Violation was mailed to the CLAYTON VILLAGE DEVELOPMENT LLC ETA, the owner of the building located at 12900 MS-182, STARKVILLE, MS 39759 on December 31, 2025.

An Administrative Inspection Warrant was issued by Judge Kelley on January 15, 2026. The Administrative Inspection Warrant was executed on January 16, 2026 by Ofc. Steven Cundy and Building Official Stein McMullen. Photographs were taken of the property, to include the exterior and interior of the structure.

Notices of the Public Hearing were posted on the front entrance window at City Hall and on the property on January 16, 2026. A Notice of Public Hearing was mailed on January 16, 2026. to the property tax payer/owner, CLAYTON VILLAGE DEVELOPMENT LLC ETA, Tax payer/owner information was obtained through the Oktibbeha County Chancery Court where property and valorem tax is collected and through Deed records.

Mayor Spruill opened the Public Hearing. There being no comments, the Mayor closed the Public Hearing.

15. CONSIDERATION TO DETERMINE THE PROPERTY, LOCATED AT 12900 MS-182, STARKVILLE, MS 39759, WITH PARCEL NUMBER 159J-00-024.00 IS A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND WILL BE SUBJECT TO CLEAN UP UNDER MISS. CODE ANN. § 21-19-11, THUS ALLOWING THE CITY OF STARKVILLE TO CLEAN THE SITE.

Alderman Moreland, duly seconded by Alderman Brooks, offered a motion for the City of Starkville to determine the property, located at 12900 MS-182, STARKVILLE, MS 39759, with parcel number 159J-00-024.00 is a menace to the public health, safety, and welfare of the community and will be subject to clean up under Miss. Code Ann. § 21-19-11, thus allowing the City of Starkville to clean the site. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, Mayor Spruill declared the motion passed.

ORDINANCE NO. 2026-01

**AN ORDINANCE AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES,
ARTICLE 4.3.01(D), HOURS OF SALE, TO PROVIDE FOR ADDITIONAL HOURS
OF SALE FOR SUNDAY MORNING TO EXPAND FROM 11:00 AM TO 10:00 AM;
AND FOR RELATED PURPOSES**

**BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE
CITY OF STARKVILLE, MISSISSIPPI:**

WHEREAS, the City of Starkville, Mississippi, is a municipal corporation, organized and existing under the laws of the State of Mississippi; and

WHEREAS,; the City of Starkville has determined that the current hours of sale for alcohol on Sundays provide inadequate opportunity for customers of restaurants within the city limits to provide full service brunch options; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has determined and hereby finds that the City of Starkville restaurant businesses would benefit from those additional hours; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has determined and hereby finds that such an extension of sales hours would not be a detriment to any city obligation or services; and

WHEREAS, the proposed extension of hours is allowed by and does not contradict state law, as codified in Miss. Code Ann. §67-3-1 *et seq.*; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has further determined that the proposed expansion would be in the best interests of the City of Starkville to request such extension of hours from the regulatory State of Mississippi authority serving under the Department of Revenue as the Alcohol Beverage Control approval and enforcement for sale of other alcoholic beverages; and

WHEREAS, nothing herein is intended to abrogate the licensing and permitting requirements contained in Miss. Code Ann. §67-3-1 *et seq.*

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF
ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI AS FOLLOWS:**

SECTION 1. ADOPTION OF FINDINGS: The matters, facts and things recited in the above and foregoing Preamble to this Ordinance are hereby adopted as official findings of the Governing Authority of the City of Starkville.

SECTION 2. Section 4.3.01(D) of Starkville's Code of Ordinances is amended as follows:

Hours of sale

No beer or light wine shall be sold for on-premises or off-premises consumption between the hours of 12:00 midnight and 7:00 a.m. on Monday through Wednesday. The legal hours shall be extended on Thursday, Friday, and Saturday nights from 12:00 midnight to 1:00 a.m. No beer or light wine shall be sold for on-premises or off-premises consumption between the hours of 1:00 a.m. and **10:00** a.m. on Sunday and after 12:00 midnight on Sunday night.

SECTION 4. RESERVATION OF RIGHTS : The City reserves the right to modify or repeal this ordinance at any time, with or without notice, by order of the Board of Aldermen.

SECTION 5. REPEAL AND CONFLICTS. All ordinances or parts thereof that address beer and light wine sales and consumption in conflict with this ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE: This ordinance shall be effective upon approval as required by law, execution and publication.

The above and foregoing Ordinance, having been first reduced to writing, was introduced by Alderman _____, seconded by Alderman _____, and adopted by the following roll call vote:

Alderman Kim Moreland Voted:	_____
Alderman Sandra Sistrunk Voted:	_____
Alderman Kyle Skinner Voted:	_____
Alderman W. Mike Brooks Voted:	_____
Alderman William Pochop Voted:	_____
Alderman Roy A’. Perkins Voted:	_____
Alderman Henry Vaughn, Sr. Voted	_____

The Mayor thereby declared the motion carried and the Ordinance adopted, this the _____ day of _____, A.D., 2026.

(SEAL)

ATTEST:

ADOPTED

CITY CLERK_____

MAYOR_____

City of Starkville Unified Development Code, section 16.1.1 sub section D. Can be located at <https://www.cityofstarkville.org/> under the City Ordinances then Unified Development Code.

16.1 Nuisance

16.1.1 General Nuisance

16.1.2 Nuisance Prohibited

16.1.3 Nuisance Violation

A nuisance shall be a condition or situation that results in an interference with the use and enjoyment of public and private property. To protect the health, safety, and welfare of the public, maintaining, using, placing, depositing, leaving, or permitting of any item or action classified as a nuisance shall not be permitted.

16.1.1 General Nuisance

Nuisance shall include but not be limited to:

- A. Accumulation of noxious weeds and other rank vegetation.
- B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things.
- C. Any condition which provides harborage for rats, mice, snakes and other vermin.
- D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.
- E. All unauthorized noises and vibrations, including animal noises.
- F. All obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches.
- G. The carcasses of animals or fowl not disposed of within a reasonable time after death.
- H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances.
- I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.
- J. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.
- K. The creation of dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities.

16.1.2 Nuisance Prohibited

It shall be unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance.

16.1.3 Nuisance Violation

Whenever a nuisance is found to exist, the Code Enforcement Officer shall follow the process and procedures for issuance of a code violation as stated in Section 3.19.

Section 21-19-11

Determination that property or parcel of land is menace; authorized municipal employee may make the determination that property or parcel of land is menace under certain circumstances; notification to property owner; hearing; cleaning private property; cost and penalty as assessment against property; appeal; cleaning certain perpetual care cemetery property; application for reimbursement for costs of cleanup from perpetual care cemetery trust fund.

(1) To determine whether property or parcel of land located within a municipality is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community, a governing authority of any municipality shall conduct a hearing, on its own motion, or upon the receipt of a petition signed by a majority of the residents residing within four hundred (400) feet of any property or parcel of land alleged to be in need of the cleaning. Notice shall be provided to the property owner by:

(a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property, except where the land or structure(s) is apparently vacant, and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and

(b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted.

Any notice required by this section shall include language that informs the property owner that an adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by this section shall be recorded in the minutes of the governing authority in conjunction with the hearing required by this section.

If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; securing abandoned or dilapidated buildings; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality. For subsequent cleaning within the one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipality's adjudication as authorized in this subsection (1), a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing or securing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property, except as otherwise provided in this section for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars (\$20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. The aggregate cost of removing hazardous substances will be the actual cost of such removal to the municipality and shall not be subject to the cost limitations provided in this subsection. The governing authority may assess the same penalty for each time the property or land is cleaned as otherwise provided in this section. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that penalties shall not be assessed against the State of Mississippi.

12900 MS-182, STARKVILLE, MS 39759, with the parcel number 159J-00-024.00,

12900 MS-182, STARKVILLE, MS 39759 with the parcel number 159J-00-024.00

(Property Link)

Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Property Link OKTIBBEHA COUNTY, MS

Current Date 1/14/2026

Tax Year 2025
Records Last Updated 1/13/2026

PROPERTY DETAIL			
OWNER	CLAYTON VILLAGE DEVELOPMENT LL	ACRES : **NA**	
	P O BOX 1215	LAND VALUE : 3000	
		IMPROVEMENTS : 51360	
	WEST POINT MS 39773	TOTAL VALUE: 54360	
		ASSESSED : 8154	
PARCEL	159J-00-024.00		
ADDRESS	**NA**		
TAX INFORMATION			
YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	449.37	449.37	0.00
CITY	277.24	277.24	0.00
SCHOOL	540.69	540.69	0.00
TOTAL	1267.30	1267.30	0.00
LAST PAYMENT DATE 11 / 10 / 2025			
MISCELLANEOUS INFORMATION			
EXEMPT CODE		LEGAL	110°W X 140°N & S HWY 82 IN N2
HOMESTEAD CODE	None		CLAYTON VILLAGE
TAX DISTRICT	2110		2003/3484 2013/4285 2013/4327
PPIN	014650		MAP 159J DB/PG 740/217 2003/34
SECTION	32		81
TOWNSHIP	19N		B 2013 P 4327 07/24/2013
RANGE	15E		
Book 2013	Page 4327		

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES		
Year	Sold To	Redeemed Date/By
2021	FIG 20 LLC	1/11/2023 CLAYTON VILLAGE DEVELOPMENT LL
2017	DDD INVESTMENTS LLC	1/30/2019 CLAYTON VILLAGE DEVELOPMENT LL

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[ONLINE PROPERTY TAX PAYMENTS](#) | [ONLINE CAR TAG PAYMENTS](#)

[TERMS OF USE](#) | [PRIVACY POLICY](#) | [Log In](#) | [Log Out](#)

The photographs below were taken from the public view at the city road by Officer Steven Cundy at the first inspection on December 31, 2025, at approximately 1532hrs.



(Initial Inspection Call Card)

Call #	25-042979	Dispatcher	STREEVAL,
Date/Time	12/31/2025 15:32:38	Disposition	NO ACTION
Type	CODE ENFORCEMENT	Zone	
How Rcvd	PHONE		
Sent To Dispatch	12/31/2025 15:32:54		

Location Address

12904 ms 182

Officer Information

Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
CUNDY,	15:33:23	15:33:25	15:33:25		
CUNDY,	15:33:28	15:33:29	15:33:34		

Notes

12/31/2025 3:33:04 PM	STREEVAL,	cases were started photos taken
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On December 31st 2025 violation notice was mailed to the property owner Clayton Village Development LLC ETA. The Notice of Violation was also mailed to the property address.



NOTICE OF VIOLATION

Violation Address:
12904 MS-182 ,
STARKVILLE, MS, 39759

Date: December 31, 2025
Case Number: CE-25-490
Parcel Number: 159J-00-024.00

Name: CLAYTON VILLAGE DEVELOPMENT LLC ETA
Owner Address: P O BOX 1215 WEST POINT MS, 39773

Dear Property Owner or Tenant,

The employees of the City of Starkville would like to take this opportunity to thank you for choosing to own property in the City of Starkville, Mississippi. We strive to improve our appearance to ensure the safety of all our citizens. Therefore, I am writing your property at the above noted address.

This letter is an official written notice that you have until **January 15, 2026** to bring the property into compliance with Starkville's City Code of Ordinances. Failure to bring this property into compliance may result in a summons to appear before the Municipal Court Judge, where court fees, fines, and related penalties may be administered. Thank you in advance for your compliance. If you have any questions, please contact Code Enforcement at (662) 323-2525 or codeenforcement@cityofstarkville.org.

Your property has been recognized as having the following violations:

3.19.5.F

UDC 3.19.5.F Property or Parcel is a Menace to the Public Health Safety and Welfare

1. Upon verification of the alleged violation by the Building Official, the Code Enforcement Officer shall provide a notice to the property owner of a public hearing with the Board of Aldermen in compliance Miss. Code Ann. § 21-19-11. 2. If the subject property or parcel of land is found by the Board of Aldermen to be in such condition as to be a menace to the public health, safety, and welfare of the community, the Board of Aldermen may issue a judgment against the responsible persons or parties, which may result in but is not limited to Remedies and Penalties found in section 3.19.6.

By the following date said violation is to be corrected:
January 15, 2026

Officer Steven Cundy
Code Enforcement

The Unified Development Code and Municipal Code of Ordinances can be found at
<https://starkville.municipalcodeonline.com/>
For more information regarding remedies and penalties please see
Section 3.19.6 of the Unified Development Code.

CLAYTON VILLAGE DEVELOPMENT LLC ETA
P. O. BOX 1215
WEST POINT, MS 39773

January 16, 2026

NOTICE

PARCEL NUMBER: 159J-00-024.00

12900 MS-182 Starkville, MS 39759

Please take notice, pursuant to Mississippi Code Ann. § 21-19-11, a public hearing shall occur on **FEBRUARY 3, 2026**, before the Starkville Board of Aldermen at 5:30 PM in the Municipal Courtroom of City Hall located at 110 West Main St for the purpose of determining whether the property referenced above is in such a state of uncleanness as to be a menace to the public health, safety, and welfare of the community. The property owner and all interested persons are invited and encouraged to attend.

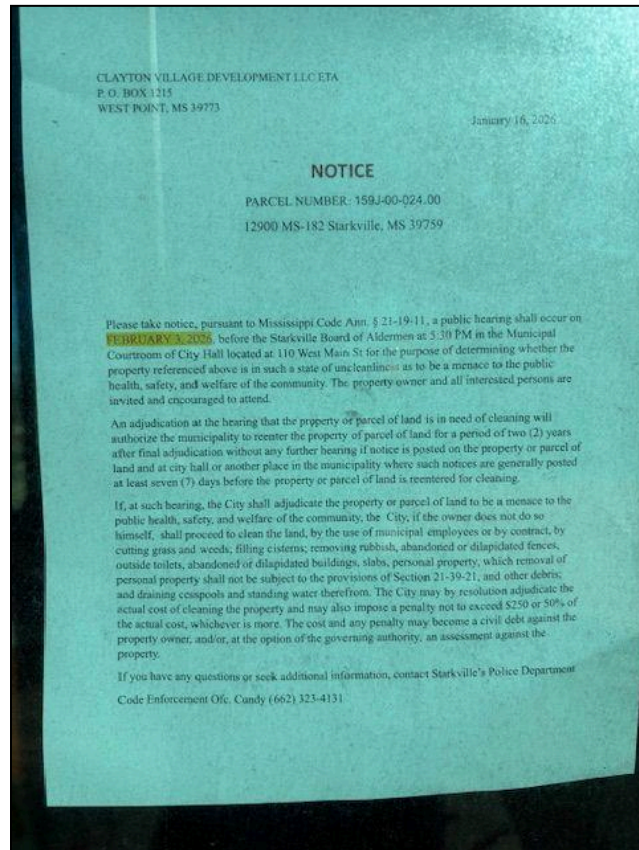
An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

If, at such hearing, the City shall adjudicate the property or parcel of land to be a menace to the public health, safety, and welfare of the community, the City, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The City may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed \$250 or 50% of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property.

If you have any questions or seek additional information, contact Starkville's Police Department Code Enforcement Ofc. Cundy (662) 323-4131

The photograph below was taken by Officer Cundy on January 16, 2026, of the Public Hearing Notice posted in the front window at City Hall.

(POSTED AT CITY HALL IN WINDOW OF THE FRONT ENTRANCE)



(Posting Call Card)

STARKVILLE POLICE DEPT						from N/A
Calls For Service						thru 01/16/2026 15:01
Call #	26-001578	Dispatcher	CUNDY,			
Date/Time	01/16/2026 10:07:21	Disposition	NO ACTION			
Type	CODE ENFORCEMENT	Zone				
How Rcvd	OFFICE R INITIATED					
Sent To Dispatch						
Location Address						
	110 W MAIN ST					
	STARKVILLE, MS 39759					
Officer Information						
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number	
CUNDY,	10:07:21	10:07:21	10:15:32			
Notes						
1/16/2026 10:09:24 AM	CUNDY,	STATED CERTIFIED MAIL FOR 513 VINE ST AND CLAYTON VILLAGE DEVELOPMENT LLC ETA				
1/16/2026 10:12:34 AM	CUNDY,	POSTED NOTICE OF PUBLIC HEARING IN FRONT OF CITY HALL FOR 12900 MS-182 AND ALSO 513 VINE STREET				

Public Hearing notice was posted on the property by Officer Cundy on January 16, 2026.

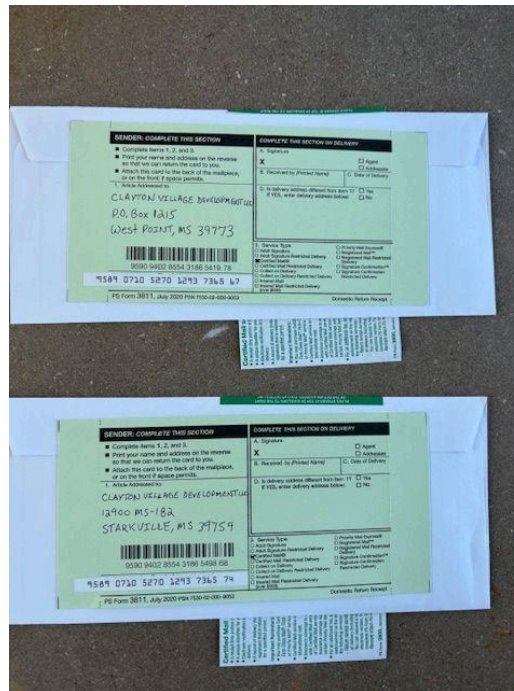


(CALLCARD)

Call #	26-001572	Dispatcher	HARVEY, M		
Date/Time	01/16/2026 08:40:40	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
12900 HWY 182					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	08:40:40	08:40:40	08:55:27		
Notes					
1/16/2026 8:55:21 AM HARVEY, M		TOOK PICTURE S OF PROPERTY			

Public Hearing notice mailed to the property owner via US mail on January 16, 2026.

(PHOTOS OF MAIL SENT)



(CALLCARD)

STARKVILLE POLICE DEPT						from N/A
Calls For Service						thru 01/16/2026 15:05
Call #	26-001589	Dispatcher	HARVEY, M			
Date/Time	01/16/2026 12:46:26	Disposition	NO ACTION			
Type	CODE ENFORCEMENT	Zone				
How Recvd	OFFICER INITIATED					
Sent To Dispatch						
Location Address						
822 TAYLOR ST						
STARKVILLE, MS 39759						
Officer Information	Dispatched	Arrived	Cleared	De-Assign	Case Number	
Badge - Name	12:46:26	12:46:26	13:01:56			
HARVEY, M						
Notes						
1/16/2026 1:01:28 PM	HARVEY, M	MAILED HEARING NOTICES FOR 513 VINE AND 2900 HWY 182				

This Administrative Inspection Warrant was issued by Judge Kelley on January 15, 2016. The Administrative Inspection Warrant was executed by Officer Steven Cundy & Building Official Stein McMullen on January 16, 2016 at approximately 0840 hrs. Photographs were taken of the property and the structure.

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA
CITY OF STARKVILLE

ADMINISTRATIVE INSPECTION WARRANT

Whereas, Affiant Ofc. Steven Cundy, a Law Enforcement Officer in the State of Mississippi, known to me to be credible persons, have this day made complaint on oath before me as follows:

1. That affiants have good reason to believe and do believe that certain things hereinafter described as now being concealed in or about the following place in this county:

The entire property and house, including any locked or secured rooms or compartments at 12904 MS-182, Starkville, Oktibbeha County, Mississippi, Parcel #159J-00-024.00, and any out buildings on the property to include a garage and storage buildings.

2. That the place described above is occupied and controlled by:

CLAYTON VILLAGE DEVELOPMENT LLC ETA, and unknown persons.

3. That said things particularly described as follows:

Any and all evidence of structural damage and unsanitary health conditions that are unfit for human habitation and a menace to the public health, safety, and welfare.

4. That possession of the above said described things is in itself unlawful (or the public has a primary interest in, or primary right to possession of the above described things), in that said things are:

IN VIOLATION OF STARKVILLE UNIFIED DEVELOPMENT CODE SECTION 16.1.1 SUB SECTION D. (GENERAL NUISANCE), AS WELL AS 2020 MISSISSIPPI CODE 21-19-11 (HEALTH, SAFETY, AND WELFARE).

5. The facts tending to establish the following grounds for issuance of a Search Warrant are set forth in the affidavit with attached sheet headed Underlying Facts and Circumstances, which were reviewed by this court. This court, having examined and considered said affidavit and attachment, and also having heard and considered the evidence in support thereof from the affiants named therein does find that probable cause for the issuance of a search warrant does exist. THEREFORE, you are hereby commanded to proceed at any time in the day or night to the place described above and search forthwith said place for the things specified above, making known to the person or persons occupying or controlling said place, if any, your purpose and authority for so doing, and if the things specified above be found there to seize them, leaving a copy of this warrant and a receipt for the things taken; and bring the things seized before the court instant; and prepare a written inventory of the items seized, and have then and there this writ, with your proceedings noted therein.

6. Do not interpret this writ as limiting your authority to seize all contraband and things the possession of which in itself is unlawful which you find incident to your search, or as limiting your authority to make otherwise valid arrest at the place described above.

This warrant shall be executed within 10 days of the date of issuance.


J. Brian Kelley (Jan 15, 2016 13:51:41 CST)
Judge

(Call Card)

Call #	26-001572	Dispatcher	HARVEY, M			
Date/Time	01/16/2026 08:40:40	Disposition	NO ACTION			
Type	CODE ENFORCEMENT	Zone				
How Rcvd	OFFICER INITIATED					
Sent To Dispatch						
Location Address						
12900 HWY 182						
Officer Information						
Badge - Name		Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M		08:40:40	08:40:40	08:55:27		
Notes						
1/16/2026 8:55:21 AM HARVEY, M TOOK PICTURES OF PROPERTY						





PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN.

§ 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 513 VINE STREET, STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 102A-00-260.00, AND IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT CLEAN UP OF THE PROPERTY SHOULD OCCUR.

Code Enforcement Sergeant Samantha Gillen presented for consideration under miss. code ann. § 21-19-11 to determine whether the property located at 513 Vine Street, Starkville, MS 39759, with the parcel number 102a-00-260.00, and is in such a state of uncleanness as to be a menace to the public health, safety, and welfare of the community and such that clean up of the property should occur. Initial inspection of 513 VINE STREET, STARKVILLE, MS 39759, with the parcel number 102A-00-260.00, was performed by Code Enforcement Officer Michael Harvey on December 12, 2025. This inspection provided evidence that the property contained conditions not suitable for public health and safety, such as rotting wood on the side of the home, and a hole above the front window. The south wall appeared to be bowing out. This is causing many issues for the neighboring properties, such as the appearance of the neighborhood and possibly providing a habitat for wildlife that can pose a threat to people living in the area, and the overall upkeep of the property being neglected. A Notice of Violation was mailed to ALLEN DANIEL R, the property owner of the 513 VINE STREET, STARKVILLE, MS 39759, as well as the property address on December 15, 2025 by Officer Michael. Harvey. A second inspection was conducted on December 31, 2025. There appeared to be no change or improvement to the structure.

A second Notice of Violation was mailed to the property owner and to 513 VINE ST, STARKVILLE, MS 39759 on December 31, 2025.

An Administrative Inspection Warrant was signed by Judge Kelley on January 15, 2026 and served on January 16, 2026. Building Official Stein McMullen was present during the execution of this warrant. The Administrative Inspection Warrant showed rotten wood all around the outside of the house. Under the house, there is broken and loose plumbing. The soffit of the house is rotten and missing in some places. Inside the home there are holes, and cracks in the floor as well as the floor being uneven. The walls and ceilings have holes and cracks of great significance.

Notices of the Public Hearing were posted on the front entrance window at City Hall and on the property on January 16, 2026. A Notice of Public Hearing was mailed on January 16, 2026, to the property tax payer/owner, ALLEN DANIEL R. Tax payer/owner information was obtained through the Oktibbeha County Chancery Court where property and valorem tax is collected and through Deed records.

Daniel Allen, property owner, asked to be allowed time to determine if the property was salvageable and if it were he would fully remodel the property.

Mayor Spruill opened the Public Hearing.

There being no additional comments, the Mayor closed the Public Hearing.

16. CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 513 VINE STREET, STARKVILLE, MS 39759 WITH THE PARCEL NUMBER 102A-00-260.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT CLEAN UP OF THE PROPERTY SHOULD OCCUR.

Alderman Sistrunk, duly seconded by Alderman Pochop, offered a motion for the City of Starkville to determine the property, located at 513 Vine Street with parcel number 102A-00-260.00 is a menace to the public health, safety, and welfare of the community and will be subject to clean up under Miss. Code Ann. § 21-19-11, thus allowing the City of Starkville to clear the site, and that the owners be granted three months (May, 2026) to determine if the property is salvageable and three additional months continuance so that full clean-up of the

property may occur, at which time it will be revisited to determine if progress on the repairs has been made, at which time the City shall clean the site. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, Mayor Spruill declared the motion passed.

City of Starkville Unified Development Code, section 16.1.1 sub section D. Can be located at <https://www.cityofstarkville.org/> under the City Ordinances then Unified Development Code.

16.1 Nuisance

16.1.1 General Nuisance

16.1.2 Nuisance Prohibited

16.1.3 Nuisance Violation

A nuisance shall be a condition or situation that results in an interference with the use and enjoyment of public and private property. To protect the health, safety, and welfare of the public, maintaining, using, placing, depositing, leaving, or permitting of any item or action classified as a nuisance shall not be permitted.

16.1.1 General Nuisance

Nuisance shall include but not be limited to:

- A. Accumulation of noxious weeds and other rank vegetation.
- B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things.
- C. Any condition which provides harborage for rats, mice, snakes and other vermin.
- D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.
- E. All unauthorized noises and vibrations, including animal noises.
- F. All obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches.
- G. The carcasses of animals or fowl not disposed of within a reasonable time after death.
- H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances.
- I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.
- J. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.
- K. The creation of dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities.

16.1.2 Nuisance Prohibited

It shall be unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance.

16.1.3 Nuisance Violation

Whenever a nuisance is found to exist, the Code Enforcement Officer shall follow the process and procedures for issuance of a code violation as stated in Section 3.19.

Section 21-19-11

Determination that property or parcel of land is menace; authorized municipal employee may make the determination that property or parcel of land is menace under certain circumstances; notification to property owner; hearing; cleaning private property; cost and penalty as assessment against property; appeal; cleaning certain perpetual care cemetery property; application for reimbursement for costs of cleanup from perpetual care cemetery trust fund.

(1) To determine whether property or parcel of land located within a municipality is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community, a governing authority of any municipality shall conduct a hearing, on its own motion, or upon the receipt of a petition signed by a majority of the residents residing within four hundred (400) feet of any property or parcel of land alleged to be in need of the cleaning. Notice shall be provided to the property owner by:

(a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property, except where the land or structure(s) is apparently vacant, and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and

(b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted.

Any notice required by this section shall include language that informs the property owner that an adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by this section shall be recorded in the minutes of the governing authority in conjunction with the hearing required by this section.

If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; securing abandoned or dilapidated buildings; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality. For subsequent cleaning within the one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipality's adjudication as authorized in this subsection (1), a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing or securing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property, except as otherwise provided in this section for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars (\$20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. The aggregate cost of removing hazardous substances will be the actual cost of such removal to the municipality and shall not be subject to the cost limitations provided in this subsection. The governing authority may assess the same penalty for each time the property or land is cleaned as otherwise provided in this section. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that penalties shall not be assessed against the State of Mississippi.

513 VINE STREET, STARKVILLE, MS 39759, with the parcel number 102A-00-260.00

(Property Link)

Oktibbeha County Mississippi

Delta Computer Systems, Inc.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 12/31/2025

Tax Year 2025

Records Last Updated 12/30/2025

PROPERTY DETAIL

OWNER ALLEN DANIEL R

ACRES : **NA**

111 HOUSTON THOMPSON ROAD

LAND VALUE : 18000

IMPROVEMENTS : 10320

STARKVILLE MS 39759

TOTAL VALUE: 28320

ASSESSED : 4248

PARCEL 102A-00-260.00

ADDRESS 513 VINE

TAX INFORMATION

YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	234.11	0.00	234.11
CITY	144.43	0.00	144.43
SCHOOL	281.68	0.00	281.68
TOTAL	660.22	0.00	660.22

LAST PAYMENT DATE **NA**

MISCELLANEOUS INFORMATION

EXEMPT CODE

LEGAL LOT 12 CITY BLK 38

HOMESTEAD CODE None

2004/2435 2012/1272

TAX DISTRICT 1110

MAP 102A DB/PG 655/469 828/28

PPIN 000088

B 2012 P 1272 02/22/2012

SECTION 03

TOWNSHIP 18N

RANGE 14E

Book 2012

Page 1272

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year

Sold To

Redeemed Date/By

NO TAX SALES FOUND

Back

Log In HOME

CIVIL COURT

CRIMINAL COURT

JUDGMENT ROLL

MARRIAGE LICENSE

LAND REDEMPTION

ONLINE PROPERTY TAX PAYMENTS

ONLINE CAR TAG PAYMENTS

TERMS OF USE

PRIVACY POLICY

Log In

Log Out

4

First Notice of Violation issued on December 18, 2025.



City of Starkville
110 W Main Street
Starkville, MS 39759

NOTICE OF VIOLATION

Violation Address:

513 VINE ST ,
STARKVILLE, MISSISSIPPI, 39759

Date: December 18, 2025

Case Number: CE-25-457

Parcel Number: 102A-00-260.00

Name: DANIEL ALLEN

Owner Address: 111 HOUSTON THOMPSON ROAD STARKVILLE MISSISSIPPI, 39759

Dear Property Owner or Tenant,

The employees of the City of Starkville would like to take this opportunity to thank you for choosing to own property in the City of Starkville, Mississippi. We strive to improve our appearance to ensure the safety of all our citizens. Therefore, I am writing your property at the above noted address.

This letter is an official written notice that you have until **January 5, 2026** to bring the property into compliance with Starkville's City Code of Ordinances. Failure to bring this property into compliance may result in a summons to appear before the Municipal Court Judge, where court fees, fines, and related penalties may be administered. Thank you in advance for your compliance. If you have any questions, please contact Code Enforcement at (662) 323-2525 or codeenforcement@cityofstarkville.org.

Your property has been recognized as having the following violations:

304.1

IPMC EXTERIOR
STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.

By the following date said violation is to be corrected:

January 5, 2026

Officer Steven Cundy
Code Enforcement

Officer Michael Harvey
Code Enforcement

The Unified Development Code and Municipal Code of Ordinances can be found at

<https://starkville.municipalcodeonline.com/>

For more information regarding remedies and penalties please see
Section 3.13.6 of the Unified Development Code.

The photographs below were taken from the public view at the city road by Officer Harvey at the first inspection on December 12, 2025 at approximately 10:16 hrs.

STARKVILLE POLICE DEPT		from N/A			
Calls For Service		thru 12/31/2025 14:27			
Call #	25-040874	Dispatcher	HARVEY, M		
Date/Time	12/12/2025 10:16:15	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
VINE STREET					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	10:16:15	10:16:15	10:16:52		
Notes					



Second Violation Notice issued on December 31, 2025.

 HISTORIC STARKVILLE MISSISSIPPI'S COLLEGE TOWN City of Starkville 110 W Main Street Starkville, MS 39759		
NOTICE OF VIOLATION		
Violation Address: 513 VINE ST , STARKVILLE, MISSISSIPPI, 39759		Date: December 31, 2025 Case Number: CE-25-457 Parcel Number: 102A-00-260.00
Name: DANIEL ALLEN Owner Address: 111 HOUSTON THOMPSON ROAD STARKVILLE MISSISSIPPI, 39759		
Dear Property Owner or Tenant, The employees of the City of Starkville would like to take this opportunity to thank you for choosing to own property in the City of Starkville, Mississippi. We strive to improve our appearance to ensure the safety of all our citizens. Therefore, I am writing your property at the above noted address. This letter is an official written notice that you have until January 14, 2026 to bring the property into compliance with Starkville's City Code of Ordinances. Failure to bring this property into compliance may result in a summons to appear before the Municipal Court Judge, where court fees, fines, and related penalties may be administered. Thank you in advance for your compliance. If you have any questions, please contact Code Enforcement at (662) 323-2525 or codeenforcement@cityofstarkville.org.		
<u>Your property has been recognized as having the following violations:</u>		
304.1	IPMC EXTERIOR STRUCTURE	304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.
16.1.1	UDC 16.1.1 General Nuisance	Nuisance shall include but not be limited to: A. Accumulation of noxious weeds and other rank vegetation. B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things. C. Any condition which provides harborage for rats, mice, snakes and other vermin. D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located. E. All unauthorized noises and vibrations, including animal noises. F. All obnoxious odors and stench, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stench. G. The carcasses of animals or fowl not disposed of within a reasonable time after death. H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances. I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained. J. Any

The photographs below were taken from the public view at the city road by Officer Harvey and Sgt. Gillen at the second inspection on December 31, 2025 at 13:17hrs.

(Call Card)

STARKVILLE POLICE DEPT		from N/A	
Calls For Service		thru 12/31/2025 14:18	
Call #	25-042970	Dispatcher	HARVEY, M
Date/Time	12/31/2025 13:17:10	Disposition	CALL COMPLETED- NO REPORT
Type	CODE ENFORCEMENT	Zone	
How Rcvd	OFFICER INITIATED		
Sent To Dispatch			
Location Address			
	513 VINE ST		
Officer Information			
Badge - Name	Dispatched	Arrived	Cleared
HARVEY, M	13:17:10	13:17:10	13:22:02
De-Assign	Case Number		
Notes			
12/31/2025 1:21:48 PM	HARVEY, M	PHOTOS TAKEN	



Daniel Allen
111 Houston Thompson Road
Starkville, MS 39759

January 16, 2026

NOTICE

PARCEL NUMBER: 102A-00-260.00

513 VINE STREET, STARKVILLE, MS 39759

Please take notice, pursuant to Mississippi Code Ann. § 21-19-11, a public hearing shall occur on **FEBRUARY 3, 2026**, before the Starkville Board of Aldermen at 5:30 PM in the Municipal Courtroom of City Hall located at 110 West Main St for the purpose of determining whether the property referenced above is in such a state of uncleanness as to be a menace to the public health, safety, and welfare of the community. The property owner and all interested persons are invited and encouraged to attend.

An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

If, at such hearing, the City shall adjudicate the property or parcel of land to be a menace to the public health, safety, and welfare of the community, the City, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The City may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed \$250 or 50% of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property.

If you have any questions or seek additional information, contact Starkville's Police Department

Code Enforcement Ofc Harvey (662) 323-4131

The photograph below was taken by Officer Harvey on January 16, 2026, of the Public Hearing Notice posted in the front window at City Hall.

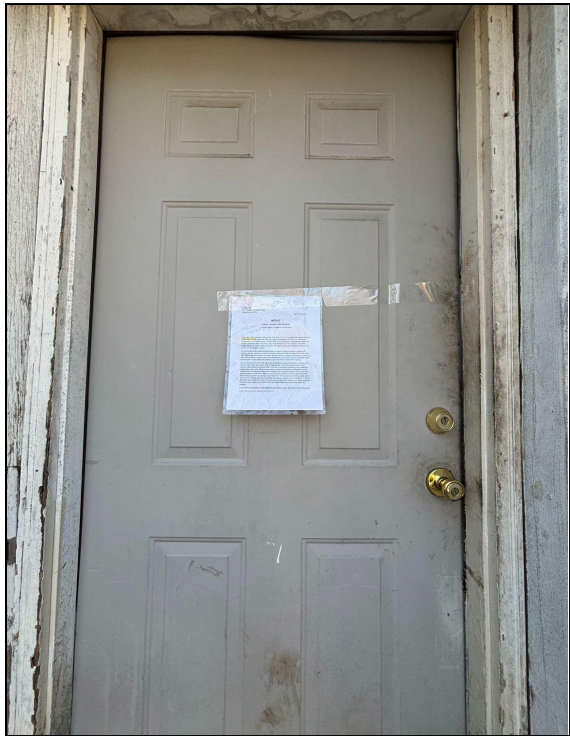
(POSTED AT CITY HALL IN WINDOW OF THE FRONT ENTRANCE)



(CALLCARD)

STARKVILLE POLICE DEPT						from 01/16/2026
Calls For Service						thru 01/16/2026 11:06
Call #	26-001578	Dispatcher	CUNDY,			
Date/Time	01/16/2026 10:07:21	Disposition	NO ACTION			
Type	CODE ENFORCEMENT	Zone				
How Rcvd	OFFICER INITIATED					
Sent To Dispatch						
Location Address						
110 W MAIN ST						
STARKVILLE, MS 39759						
Officer Information						
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number	
CUNDY,	10:07:21	10:07:21	10:15:32			
Notes						
1/16/2026 10:09:24 AM CUNDY,		STAMED CERTIFIED MAIL FOR 513 VINE ST AND CLAYTON VILLAGE DEVELOPMENT LLC ETA				
1/16/2026 10:12:34 AM CUNDY,		POSTED NOTICE OF PUBLIC HEARING IN FRONT OF CITY HALL FOR 12900 MS-182 AND ALSO 513 VINE STREET				

Public Hearing notice was posted on the property by Officer Harvey on January 16, 2026.



(CALLCARD)

STARKVILLE POLICE DEPT		from 01/16/2026			
Calls For Service		thru 01/16/2026 10:45			
Call #	26-001568	Dispatcher	HARVEY, M		
Date/Time	01/16/2026 07:59:36	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
513 VINE ST					
STARKVILLE, MS					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	07:59:36	07:59:36	08:32:56		
Notes					
1/16/2026 8:32:48 AM HARVEY, M					
TOOK PICTURE S OF THE PROPERTY					

Public Hearing notice mailed to the property & property owner via US mail on January 16, 2026.

(PHOTOS OF MAIL SENT)



(CALLCARD)

Call #	26-001589	Dispatcher	HARVEY, M		
Date/Time	01/16/2026 12:46:26	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
822 TAYLOR ST STARKVILLE, MS 39759					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	12:46:26	12:46:26	13:01:56		
Notes					
1/16/2026 1:01:28 PM HARVEY, M					
MAILED HEARING NOTICES FOR 513 VINE AND 2900 HWY 182					

This Administrative Inspection Warrant was executed by Officer Michael Harvey, and Building Official Stein McMullen on January 16, 2026, at approximately 07:59 hrs. Photographs were taken of the property and of the structure.

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA
CITY OF STARKVILLE

ADMINISTRATIVE INSPECTION WARRANT

Whereas, Affiant Ofc. Michael Harvey, a Law Enforcement Officer in the State of Mississippi, known to me to be credible persons, have this day made complaint on oath before me as follows:

1. That affiants have good reason to believe and do believe that certain things hereinafter described as now being concealed in or about the following place in this county:

The entire property and house, including any locked or secured rooms or compartments at 513 VINE ST, Starkville, Oktibbeha County, Mississippi, Parcel #102A-00-260.00, and any out buildings on the property to include a garage and storage buildings.

2. That the place described above is occupied and controlled by:

Daniel Allen, and unknown persons.

3. That said things particularly described as follows:

Any and all evidence of structural damage and unsanitary health conditions that are unfit for human habitation and a menace to the public health, safety, and welfare.

4. That possession of the above said described things is in itself unlawful (or the public has a primary interest in, or primary right to possession of the above described things), in that said things are:

IN VIOLATION OF STARKVILLE UNIFIED DEVELOPMENT CODE SECTION 16.1.1 SUB SECTION D. (GENERAL NUISANCE), AS WELL AS 2020 MISSISSIPPI CODE 21-19-11 (HEALTH, SAFETY, AND WELFARE).

5. The facts tending to establish the following grounds for issuance of a Search Warrant are set forth in the affidavit with attached sheet headed Underlying Facts and Circumstances, which were reviewed by this court. This court, having examined and considered said affidavit and attachment, and also having heard and considered the evidence in support thereof from the affiants named therein does find that probable cause for the issuance of a search warrant does exist. THEREFORE, you are hereby commanded to proceed at any time in the day or night to the place described above and search forthwith said place for the things specified above, making known to the person or persons occupying or controlling said place, if any, your purpose and authority for so doing, and if the things specified above be found there to seize them, leaving a copy of this warrant and a receipt for the things taken; and bring the things seized before the court instant; and prepare a written inventory of the items seized, and have then and there this writ, with your proceedings noted therein.

6. Do not interpret this writ as limiting your authority to seize all contraband and things the possession of which in itself is unlawful which you find incident to your search, or as limiting your authority to make otherwise valid arrest at the place described above.

This warrant shall be executed within 10 days of the date of issuance.


Judge

(CALL CARD)

STARKVILLE POLICE DEPT		from 01/16/2026			
Calls For Service		thru 01/16/2026 10:45			
Call #	26-001568	Dispatcher	HARVEY, M		
Date/Time	01/16/2026 07:59:36	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
513 VINE ST					
STARKVILLE, MS					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	07:59:36	07:59:36	08:32:56		
Notes					
1/16/2026 8:32:48 AM		HARVEY, M		TOOK PICTURE S OF THE PROPERTY	









FIRST PUBLIC HEARING FOR AMENDING THE UNIFIED DEVELOPMENT CODE.

Community Planner Daniel Havelin presented proposed amendments for the Unified Development Code.

Proposed Revisions to the Unified Development Code February 2026

Section Number	UDC Section Number	Description of Revision
1	3.1.3.A	Corrected numbering error. 3.1.3.B should be 3.1.3. A.1
2	3.4.1.E	Added language to site plan criteria for site plan review only if required or request by City Planner
3	3.6.1.Q.4	Added administrative adjustment for access management
4	3.9.2.F	Added site plan requirements for phased projects. Even if the first phase by itself doesn't trigger site plan review. Allow for some requirements to be waived in the first phased.
5	3.9.4.B.2	Added requirement to include existing trees within building setback at that are 10" or above in diameter on survey for site plan review
6	3.19.6	Added language to Stop Work Orders so that City Planner can issue. Adding the ability to stop the entire project not just a specific part.
7	13.5.7.D	Revised unit density requirements for the use of Apartments in C and CN zoning districts to match in both section 6.3 and 13.5.7.D. Proposed change is to 1 per 2100 for both sections.
8	13.7.10.D.3	Added setback requirements for restaurants and retail with overhead canopies. Set requirement similar to gas stations.
9	13.7.11.D	Added requirements for food trucks connecting to utilities.
10	13.7.14.D	Added requirements for outdoor storage as part of the use of ministorage
11	14.3	Removed language about site plan review
12	14.15.2.F	Corrected reference to Starkville Code of Ordinances, chapter 98, and updated Utility Easement requirement for Condominium Plats
13	14.16	Added new section on Architectural Variety. Require variation in facades for single detached dwelling and duplexes in platted subdivisions
14	17.2.1	Updated International Building Code, Existing Building Code, Residential Code, Fire Code, Mechanical Code, Fuel Gas Code, Property Maintenance Code, and Swimming Pool and Spa Code from the 2021 to 2024 version. Updating the National Electrical Code from the 2020 to 2023 version.
15	17.2.2	Updated the "Deletions, Additions, and Modifications to Adopted Technical Codes"
16	17.3.1	Updated permit requirements for roofing (over \$2500 that is not a repair)
17	17.6.8.d	Updated the "Thermal environment" section of the Rental Housing Standards for Heating and adding requirements for Cooling. These requirements also conform to Property Maintenance Code update.

The second public hearing with possible consideration by the Board of Aldermen will be held on February 17, 2026. The Public Hearings were advertised in the Starkville Daily News on January 13, 2026, and January 27, 2026.

The second public hearing with possible consideration by the Board of Aldermen will be held on February 17, 2026. The Public Hearings were advertised in the Starkville Daily News on January 13, 2026, and January 27, 2026.

FOR MORE INFORMATION CONTACT:

Daniel Havelin @ 662-323-2525 ext. 3136 or d.havelin@cityofstarkville.org

Lyle McCaskey @ 662-323-2525 ext. 3130 or l.mecaskey@cityofstarkville.org

SECTION 1: AMENDMENT “3.1.3 Amendment Procedure” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.1.3 Amendment Procedure

Amendments to this zoning map may be initiated by the City of Starkville, by the Planning and Zoning Commission, or by any person, firm, or corporation.

- A. Application.** All applications for rezoning shall be in the form required and provided by the City Planner. Completed application packages are due by 5:00 p.m. on the deadline date as set forth by the approved Planning and Zoning Commission schedule. Such applications shall be submitted to the City Planner together with the fee established by resolution of the Mayor and Board of Aldermen. A “completed application” shall include the application form, the applicable fee, a legal description of the subject property, letter of authorization if required, and all supplemental information necessary to render determinations related to the rezoning request including:
- 1. Interest and ownership.** The applicant’s name, address, and interest in the application, the concurrence of the owner or owners of the entire land area, and structures to be included within the proposed district.
 - 2. Plat.** The plat of the land area which is proposed for amendment being affected, legal description of the property, and the proposed zoning classification of the area.
 - 3. Applicant statement.** A statement explaining the reason for the proposed amendment based on either error with a need to correct the error or change in condition and need that would be corrected by the proposed amendment.
- B. Administrative examination.** Upon receipt of an application for a zoning amendment, the City Planner shall examine, or cause to be examined, the application and shall make such investigation into the proposed zoning amendment as is necessary. If the application is determined to be complete, the City Planner shall place the item on the agenda for the Commission. The date the item will be heard by the commission shall be determined by the Planning and Zoning Commission schedule.
- C. Public hearing.** Upon receipt of a completed application for a rezoning by the City Planner, the Planning and Zoning Commission shall hold a public hearing in accordance with the procedures established in this section. The Commission shall recommend approval with or without conditions or deny the request. If recommended for approval or denial, the request will then be scheduled for a public hearing for the Mayor and Board of Aldermen.
- D. Notice and public hearing procedure for a rezoning.** In considering and acting upon applications for a rezoning, the following procedures shall be observed:
- 1. Mailing of notices.** The City Planner shall mail notices at least fifteen (15)

calendar days prior to the scheduled public hearing, setting forth the time, place and purpose of the public hearing to all owners of real property within a minimum of one hundred sixty (160) feet of the boundaries of the land upon which the rezoning is requested. For the purpose of notice requirements to nearby owners of real property, the names and addresses of the owners shall be deemed to be those on the current tax records of Oktibbeha County. The failure of any owner required by this section to be notified by mail sent to the address on the current tax records of Oktibbeha County shall not invalidate or otherwise have any effect on the recommendation or final decision of any application.

- 2. Legal ad.** A legal ad shall be placed in the newspaper of record for Starkville at least fifteen (15) calendar days prior to the scheduled public hearing with the following information: governing body to hear the request, date of the hearing, time of the hearing, the location of the hearing, reason for the request, and a legal description of the property per Mississippi Code Title § 17-1-17.
 - 3. Posting.** A sign shall be placed on the subject property in a conspicuous location at least fifteen (15) calendar days prior to the public hearing, notifying the general public of the request.
- E. Applicant to pay costs.** All costs of notification shall be paid by the applicant. An application will not be considered complete until the application fee has been paid. Costs which exceed that paid at the time of application shall be billed and paid by the applicant prior to the public hearing by the Planning and Zoning Commission and/or Board of Aldermen.
- F. Appearance and presentation.** At any public hearing upon any matter subject to the provisions of this article, the applicant seeking the rezoning and any other party desiring to be heard upon the application may appear in person, by agent, or by attorney. The applicant shall be entitled to make a presentation and at the conclusion of presentations or statements by all other parties, shall be entitled to offer a statement in rebuttal if desired. The chairman of the Planning and Zoning Commission shall, at the commencement of the hearing upon each application or at any time during such hearing, require that parties desiring to make a presentation identify themselves and may specify the time to be allowed each such party within which to make such a presentation.
- G. Action.** If approval or denial is recommended by the Planning and Zoning Commission, that recommendation and any specific conditions for approval shall be forwarded to the Mayor and Board of Aldermen for their binding decision.
- H. Appeal.** Parties aggrieved by the final decision of the Mayor and Board of Aldermen, may appeal to a court of competent jurisdiction pursuant to state statute.
- I. Effect of protest by neighbors.** In case of a protest against such change signed by the owners of twenty percent (20%) or more, either of the area of the lots included in such proposed change, or of those immediately adjacent to the rear thereof, extending one hundred sixty (160) feet therefrom or of those directly opposite thereto, extending one hundred sixty (160) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fifths (?) of the members of the legislative body of such municipality or county who are not

required by law or ethical considerations to recuse themselves.

J. Conditions of approval. The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a Rezoning shall run with the land and shall be binding upon the applicants, their heirs, and/or successors.

K. Reapplication. Reapplication for the same piece of property requesting the same type zoning cannot be made within one (1) year from the date the application was originally denied by the Planning and Zoning Commission and/or the Board of Aldermen.

SECTION 2: AMENDMENT “3.4.1 Criteria For Special Exception Review And Approval In All Zoning Districts” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.4.1 Criteria For Special Exception Review And Approval In All Zoning Districts

- A. Site suitability.**
The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
- B. Traffic.**
There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
- C. Immediate neighborhood impact.**
The proposed structure and use are not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
- D. Availability of public services.**
The proposed structure and use are adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
- E. Site plan.**
A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission only if the proposed development meets the requirements for site plan review and/or is required or requested by the City Planner. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
- F. Impact on property values.**
The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
- G. Consistency with Comprehensive Plan.**
The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
- H. Additional standards.**
All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

SECTION 3: **AMENDMENT** “3.6.1 Adjustments” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.6.1 Adjustments

Only the following requirements and the amounts stated are to be considered for administrative adjustments:

A. Lot Coverage.

Increase of up to five (5) percent of the maximum building coverage allowance.

B. Building Setback

1. Setbacks in form-based districts

- a. Increase of up to five (5) feet of a required maximum front or side setback adjacent to street.
- b. Decrease of up to two (2) feet of a required minimum front or side setback adjacent to street.

2. Setbacks in non-form-based districts

- a. Increase of up to five (5) feet of a required maximum front, side, or rear setback adjacent to a street if a minimum distance of ten (10) feet from any adjacent structure is maintained.
- b. Decrease of up to two (2) feet of a required minimum front, side, or rear setback adjacent to a street if a minimum distance of ten (10) feet from any adjacent structure is maintained.

C. Lot Frontage Buildout

1. Decrease of up to ten (10) percent of the lot frontage buildout requirement at the front or side setback adjacent to street.
2. For existing lots, the minimum decrease necessary to allow the applicant to meet the required side setbacks

D. Minimum Lot Width.

A decrease of up to five (5) feet for any existing lot within a TN-E or MDU-9 zoning district from the minimum lot width requirements for a residential or mixed-use development

E. Access Drives and Driveway Width

1. Increase of up to five (5) feet of the maximum driveway width for shared driveways serving multiple units or when fire service cannot be provided from the street.
2. Increase the width of a driveway up to a maximum width of 30 feet for lots located within a SD-2 or SD-6 zoning district when accessing a garage or carport with three or more car bays.
3. Increase in minimum curb radii for industrial or other similar uses when the applicant provides engineering documentation including truck turning templates that necessitate a larger radius for the curb return

F. Required Amount of Parking.

Increase or decrease up to ten percent (10%) from the number of required spaces based

on the use.

G. Parking Setbacks.

Decrease of up to five (5) feet of a required primary or side street parking setback for form-based districts only. All other districts will require a variance.

H. Parking Lot Layout.

1. Parking space width.

A decrease of up to six (6) inches in parking space width, but maintaining a minimum overall width of nine (9) feet. The minimum width of parallel parking spaces is not eligible for administrative adjustments.

2. Parking space length.

A decrease of up to six (6) inches in parking space length except for parallel and perpendicular parking spaces.

3. Drive aisle width.

A decrease of up to six (6) inches in drive aisle width.

I. Required Amount of Parking.

An increase or decrease less than ten percent (10%) from the minimum or maximum number of required spaces.

J. Location of Recreational vehicles and equipment.

Maybe permitted on a hard surface on the side of the front yard if applicant demonstrates that the vehicle cannot be located in the side yard, rear yard, garage, carport, or an enclosed building due to physical constraints of the subject property. Physical constraints shall include existing trees, excessive grades, limited side yard width, HVAC equipment and existing utilities. The removal of existing trees in order to accommodate the parking requirements is not required or preferred.

K. Building Width.

Increase of up to ten (10) percent of the maximum street facing building width.

L. Articulation in Building Facade.

Decrease of up to 5 (5) percent of the required wall variation length.

M. Transparency.

An increase or decrease of up to five (5) percent of the minimum or maximum amount of required transparency.

N. Ground Floor Elevation

1. An increase or decrease of up to one (1) foot of a required minimum or maximum ground floor elevation for ADA accessibility.
2. Ground floor elevation shall however be no lower than two (2) feet above the base flood elevation.

O. Story Height

1. Decrease of up to one (1) foot of a required minimum ground story floor height in form-based districts.
2. Increase maximum building height up to five (5) feet.

P. Subdivision Requirements

1. Blocks, Lots, Access.

Administrative adjustments may be appropriate where topographic changes are too steep, where existing buildings, streams, or other natural or man-made obstructions exist, or site layout of developed properties prevent cross-access, where adjoining uses are incompatible, or where strict compliance with this

Unified Development Code would pose a safety hazard.

2. New Streets.

Administrative adjustments may be appropriate when an existing building would impede roadway expansion; when transitioning from a different street section; or where strict compliance with this Unified Development Code and City of Starkville Standards of Design & Specifications would pose a safety hazard.

Q. Requirements of The City of Starkville Standards of Design and Specifications.

1. Administrative adjustments may be appropriate for minor changes to methods, materials, and numerical values used in engineering calculations as long as it meets the intent of the requirement and does not compromise the quality of improvements, increase long-term maintenance or sacrifice the safety of the public, as determined by the City Engineer.
2. Decrease in access point spacing up to ten (10) percent
3. Decrease in access and driveway alignment up to five (5) feet
4. Decrease in frontage requirement for additional access points up to fifteen percent (15%)
5. Sidewalk Requirements. All administrative adjustments for sidewalks shall be approved by the City Engineer prior to being authorized by the City Planner. The types of administrative adjustments for sidewalks are as follows:

a. Alternate Location.

The applicant shall construct a sidewalk within the general vicinity of the project that is of equal or greater area than the required sidewalk. The location of the alternate sidewalk route shall be determined by the City Engineer. Alternate sidewalk routes of lesser areas may be allowed as approved by the City Engineer and ADA Coordinator if said route provides a logical and needed sidewalk connection. If an alternate sidewalk route cannot be agreed upon, the fee in lieu option shall be used.

b. Fee in Lieu.

A fee shall be paid before issuing a Certificate of Occupancy or Final Plat to cover the cost of construction of a required sidewalk. The fee shall be equal to the installed cost of the sidewalks based on unit prices. The fee in lieu cost shall be determined either by a signed and sealed engineering cost estimate for the materials and construction of the sidewalk or two hundred percent (200%) of the value of the concrete sidewalk only, as measured by the total area and multiplied by the Mississippi Department of Transportation (MDOT) quarterly posted construction bid average price for concrete sidewalks. The unit price used to determine the installation cost shall be reviewed and approved by the City Engineer. All fee in lieu payments shall be used for the design and construction of new sidewalks or the replacement of existing sidewalks in areas of the city where the existing sidewalk system can be extended or completed.

SECTION 4: AMENDMENT “3.9.2 Applicability And Filing Procedure” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.9.2 Applicability And Filing Procedure

- A. Site plan approval shall be required for any site with a building modification resulting in one thousand (1,000) square feet or more of new floor space and/or any building modification in which the construction cost, as determined by the Building Department, for the modification is more than fifty (50) percent of its tax assessor’s replacement value or an appraised replacement value at the time of modification of the structure only, not including the land. Site plan approval shall not be required on single lot detached dwellings and single lot attached dwelling duplex. Site Plan review shall be required prior to the public hearing for all special exceptions that require site plan review. Site plan review may be required prior to the public hearing for a use exception at the discretion of the City Planner.
- B. All developments requiring site plan approval will be required to meet all current site plan design requirements including but not limited to: landscaping, parking lot layout, sidewalks, signage, stormwater management, etc.
- C. Infrastructure plan approval shall be required on all subdivisions with public infrastructure after approval of the Preliminary Plat and prior to any construction activity including land disturbance and/ or the removal of existing trees
- D. No structure or site requiring approval from the Development Review Committee shall be modified, erected, or used prior to receiving site plan and/or infrastructure plan approval.
- E. No erosion control or building permit shall be issued prior to site plan and/or infrastructure plan approval pursuant to the provisions of this section.
- F. For phased projects that will ultimately exceed the thresholds in Section 3.9.2.A, site plan review and approval may be required during the first phase. Certain site plan requirements may be waived or deferred until later phases.

SECTION 5: **AMENDMENT** “3.9.4 Site And Infrastructure Plan Application Requirements” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.9.4 Site And Infrastructure Plan Application Requirements

A. Application.

An application for review by the Development Review Committee shall be submitted along with a site plan and any other required information to the Planning Department a minimum of ten (10) days prior to a regularly scheduled meeting of the Development Review Committee. Such applications shall be submitted to the City Planner together with the fee established by resolution of the Mayor and Board of Aldermen. The application shall include the following:

1. Applicant and/or owner information.

The following shall be identified and contact information provided, when applicable: owner or authorized agent, engineer, architect, surveyor, landscape architect, or any others involved in the preparation of the application. All plans shall be stamped if required by state statute.

2. Project information.

The following shall be listed on the application when applicable: project name, project address, parcel id number, and zoning. If the project has no physical address, the applicant shall provide the name of street and distance to the nearest intersection.

3. Project description.

All projects shall include a description of the project. If the development is being proposed to be built in phases, the applicant shall submit an application for the entire development showing all phases. Target dates for completion of each phase and the entire development shall be included.

B. Site plan requirements.

The following sheets with required information shall be submitted as part of a complete application for review by the Development Review Committee. The maximum sheet size for site plans shall not exceed thirty (30) inches by forty-two (42) inches. A sheet size of twenty-four (24) inches by thirty-six (36) inches is preferred. Plans shall also be provided digitally in a Portable Document Format (PDF). Multiple sheets may be used, provided each sheet is numbered and the total number of sheets is indicated on each sheet. Cross referencing between sheets shall be required. All of the following information and any other required information specified in this code or as required by city staff shall be required:

1. Coversheet.

The coversheet shall include:

- a. Project name
- b. Vicinity map showing the relationship of the proposed site plan to surrounding streets and public facilities
- c. Sheet Index

- d. Contact information for the Owner, Design Professional, and Utilities providing service
- e. Development data including the following: project area in acres, phase area(s) in acres, disturbed area in acres, and property zoning
- f. Building data including the following: total proposed square footage for all uses (commercial, residential, office etc.), total number of residential units, and total number of bedrooms
- g. Submittal date and any revision dates. Revisions shall be clearly identified using revision clouds

2. Existing Conditions Survey.

A site survey shall be drawn at a scale no more than one (1) inch to one hundred (100) feet or larger. A site survey, meeting minimum standards set forth by the Mississippi Licensure Board for Professional Engineers and Surveyors, shall be prepared by a Mississippi licensed land surveyor and shall illustrate the following:

- a. Name and license number of surveyor and seal
- b. Date of survey and references
- c. North arrow, legend, and graphic scale
- d. Lot or parcel numbers of lot and adjacent lots
- e. Bearing and distance of boundary lines
- f. All existing features, structures, improvements, and encroachments
- g. Existing contours shall be illustrated as a dashed line. Topographic contours shall be illustrated at a minimum of one (1)-foot intervals and extending a minimum of ten (10) feet beyond the property boundaries. Survey beyond the property boundaries may be supplemented with publicly available LIDAR topographic data if access is not feasible. Additional topographic information may be required beyond the minimum ten (10) feet if deemed necessary by City Staff.
- h. All existing underground and above ground utilities to the greatest extent possible utilizing the best information available including but not limited to visible observation, publicly available maps, and utility locate markings.
- i. All known easements located in source deeds or provided by other parties.
- j. All existing streams, water courses, creeks or other drainage ways including the flowline, toe of slope, top of each bank and other pertinent information as requested by City Staff
- k. All wetlands or other environmentally sensitive areas to the greatest extent possible utilizing the best information available including but not limited to visible observation and publicly available maps. xii. Federal Emergency Management Agency (FEMA) flood hazard zone or limits of the one hundred (100) -year floodplain
- l. The site area shall be labeled on the survey in acres for lots more than one (1) acre in size. Lots less than one (1) acre shall have acreage and square footage clearly labeled.

- m. All existing canopy trees with a minimum diameter at breast height of ten (10) inches located within building setbacks.

3. **Site plan.**

Site plans shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. A site plan prepared by a Mississippi licensed Architect, Landscape Architect, Engineer, or Surveyor shall illustrate the following:

- a. Boundary, setback lines, existing easements, and proposed easements
- b. North arrow, legend, and graphic scale
- c. Vehicular areas for site plan review. The following shall be included: driveway widths, pavement markings, sight triangles at intersections, crosswalks, parking, ADA parking, loading zones, location of heavy-duty pavement, parking lot terminal islands, parking lot median islands, parking lot interior islands, accessory structures associated with parking lots, loading areas, curbs, and traffic control signage
- d. Vehicular areas for infrastructure plan review. The following shall be included: centerline, street widths, R.O.W. widths, curve radius, pavement markings, angle of intersection of roadways, sight triangles at intersections, crosswalks, and traffic control signage
- e. Pedestrian areas. The following shall be included: sidewalk locations, sidewalk dimension, ADA accessible route from vehicular areas, ADA accessible route from right of way to buildings, ADA curb ramps, ADA access ramps, details of ramps, guardrails, or other minimum required site elements necessary to meet ADA standards
- f. Building areas for site plan review. The following shall be included: building square footage (with calculation method), number of residential units, number of bedrooms, number of stories, and total height of building in feet from grade from the average elevation of the finished grade surrounding the structure to the highest point of the structure as applicable
- g. Fire protection and fire zones for site plan review. Occupancy load calculations shall be done per IFC 2012 section 1004
- h. Dumpster enclosure location for site plan review

4. **Grading and drainage plan.**

A grading and drainage plan shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. The grading and drainage plan shall be prepared by a Mississippi licensed Design Professional. The grading plan shall include but is not limited to:

- a. All requirements of 8.A of the City of Starkville Standards of Design & Specifications for existing stormwater management facilities that are to remain or be altered after construction is complete
- b. Boundary, existing easements, and proposed easements;
- c. North arrow, legend, and graphic scale

- d. All existing and proposed utilities including but not limited to sanitary sewers, water, gas, telecommunications, utility poles, electric lines, and site lighting;
- e. All proposed buildings with the finished floor elevation for the first floor
- f. All site elements including but not limited to: all proposed curbs, all existing curbs to remain, retaining wall location with elevations, all trees to remain, all proposed vehicular use areas, and all proposed pedestrian use areas
- g. Locations, size, linear length, type, slope, surface and invert elevations (for inflow and outflow locations) of all stormwater conduits, drainage inlets, junction boxes, swales, conveyance systems, detention or retention systems, weirs, baffles, control structures, headwalls, flared-end sections, or any other drainage related structures including any downstream receiving structures that are directly collecting stormwater from the development; an identification number or naming nomenclature that clearly represents the pipe network
- h. Existing streams and floodplains to be maintained and new channels to be constructed including their locations, cross-sections and profiles
 - i. Spot elevations for any curb and gutter that is located within a curvilinear line or which is to be installed at minimum slopes
 - j. Spot elevations for detention ponds along the bottom of the pond to ensure that the pond fully drains between rain events
- k. Proposed grading to one-foot intervals in a dark, solid line that shows the extent and limits of grading, as well as how proposed grades will tie into existing grades. Existing contours may be shown if they are shown in light, dashed lines and do not interfere with the overall interpretability of the plan. No grading should be completed off-site without a written letter from the property owner stating that such grading is allowed
- l. Details and application rates of any velocity dissipation devices (e.g., rip rap) such that said devices can easily be installed at the appropriate location and with the appropriate material, size, and quantity. Velocity dissipation devices shall be required at all outfalls leaving the site
- m. The conveyance system tabulation as described in 3.B.4 of the City of Starkville Standards of Design & Specifications;
- n. All appropriate details for pipe installation, inlet installation, outlet control structures, emergency spillways, etc. These may be placed on supplemental details sheet and not on the grading plan
- o. Any proposed environmental enhancement or mitigation features.
- p. ADA access shall also be provided on the Grading and Drainage plan unless City staff requests a separate sheet for ADA review. Spot elevations shall be provided at all corners of ADA ramps, both sides of all walkways every twenty (20) feet, all corners of ADA parking and access aisles. Spot elevations shall also be required on both sides of all proposed sidewalks at the property line for all major

subdivisions as part of infrastructure review.

5. Utility plan.

A utility plan shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided but if used they shall be defined in the notes. A Utility plan prepared by a Mississippi licensed design professional shall illustrate the following as required:

- a. Boundary, existing easements, and proposed easements
- b. North arrow, legend, and graphic scale

c. Utilities.

All of the following existing and proposed utilities shall be included: sanitary sewers, water, gas, telecommunications, utility poles, electric lines, and site lighting.

d. Sanitary sewer.

For site plan review the following elements shall be included:

- (1) Proposed sewer demand for development and peak design values used.
- (2) Service lateral size and type
- (3) Grease interceptor, if applicable
- (4) Proposed, or existing service connection locations and sizes

e. Sanitary sewer.

For infrastructure plan review the following elements shall be included:

- (1) Proposed sewer demand for development and peak design values used
- (2) Proposed sewer tap(s) location, sizes, procedures, and materials
- (3) Pipes (size, type, length, slope) stationing at fifty (50) foot intervals
- (4) Manhole (type, rim) inverts in and out
- (5) Identification number and stationing

f. Water.

For site plan review the following elements shall be included:

- (1) Proposed water service and fire flow demand for development and peak design values used.
- (2) Proposed water tap(s) location, size, procedures, and materials
- (3) Fire hydrants
- (4) Proposed or existing water service connections including meter size and locations
- (5) Back flow prevention, if required

g. Water.

For infrastructure plan review the following elements shall be included:

- (1) Proposed water service and fire flow demand for development and peak design values used

- (2) Water main size
- (3) Water main type
- (4) Water valves

h. Sanitary sewer and manhole profile.

For infrastructure plan review the following elements shall be included:

- (1) Station of structure (left or right)
- (2) Rim elevation
- (3) Inverts (in, out, each pipe)
- (4) Pipe (check clearance with casting)
- (5) Identification number (referenced to plan)
- (6) Show water and storm pipe conflicts and clearance
- (7) Sewer main size
- (8) Sewer main material and type
- (9) Length in feet
- (10) Slope in percent (%)
- (11) Check cover and clearance with water storm pipes
- (12) Concrete encasements at crossings
- (13) Show existing pipe/manholes in different symbols

i. Electric.

For site plan review the following elements shall be included:

- (1) Location existing and proposed utility pole l
- (2) Location and type of overhead lines
- (3) Proposed and existing electrical connections to proposed and existing buildings
- (4) Proposed and existing electrical easements for public and private lines
- (5) Show proposed location and/or options for locations of electrical equipment (transformers, junction cabinets, secondary pedestals, etc.).
- (6) Show proposed and existing site lighting locations

6. Erosion prevention and sediment control plan.

An Erosion prevention and sediment control plan shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. The Erosion prevention and sediment control plan shall be designed in accordance with the MDEQ Field Manual for Erosion Control and Sediment Control on Construction Sites in Mississippi and prepared by a Mississippi licensed design professional and shall illustrate the following:

- a. Required items necessary for Grading and Drainage plan are outlined in The City of Starkville Standards of Design and Specifications

7. Roadway plan and profile for infrastructure review.

A roadway plan and profile shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. A roadway plan and profile prepared by a Mississippi licensed design

professional shall illustrate the following:

a. Plan.

The following shall be included:

- (1) Stationing at fifty (50) foot intervals
- (2) Existing and proposed utilities
- (3) Centerline curve and line labels (may be in tabular format)
- (4) Horizontal curve labels and station (PC, PT)
- (5) Roadway elements (right of way, curb, sidewalks, edge of pavement, etc.)
- (6) Street names

b. Profile.

The following shall be included:

- (1) Stationing and elevations at fifty (50) foot intervals
- (2) Existing and proposed centerline profile and elevations
- (3) Proposed centerline grades and slope in percent
- (4) Vertical curve labels and station (PVC, PVI, PVT, high and low point, K-value, Length)
- (5) Intersection (station at roadway centerline and name)

c. Construction details.

Construction details shall be drawn at a legible scale. Necessary labels and notes shall be included. Construction details prepared by a Mississippi licensed design professional shall illustrate the following as required:

- (1) Pavement cross section(s)
- (2) Curb detail
- (3) Sidewalk details
- (4) Pipe bedding (for paved and unpaved areas, and specific to each pipe material)
- (5) Drainage structures (inlets, manholes, castings)
- (6) Endwalls and flared end sections
- (7) Sanitary structures (manholes, cleanouts, castings)
- (8) Manhole drop connections
- (9) Service laterals and cleanouts
- (10) Water service
- (11) Fire hydrants (valves, tees, thrust blocks)
- (12) Wet tap, blow-off, valves
- (13) Retaining wall details
- (14) Lighting (fixture, poles, limit of illumination)
- (15) Detention basin outlet structure
- (16) Traffic signage, pavement markings (striping, arrows, etc.)
- (17) Special site-specific details
- (18) Ditches and swales
- (19) Grease interceptor
- (20) Back flow prevention
- (21) Signage details

(22) Dumpster screen

8. Landscape plan.

A landscape plan shall be drawn at a scale no larger than one (1) inch to fifty (50) feet. Necessary notes and symbol legends shall be included.

Abbreviations should be avoided, but if used, shall be defined in the notes. A landscape plan prepared by a Mississippi licensed design professional shall illustrate the following:

- a. Boundary and disturbance limits
- b. North arrow, legend, and graphic scale
- c. Utilities. The following shall be included: existing and proposed sanitary sewers, water, gas, telecommunications, utility poles, and electric lines
- d. Topography. Existing contours shall be illustrated as a dashed line. Proposed contours shall be illustrated as a solid line. All contours are to be labeled. Topographic contours shall be illustrated at a minimum of one (1)-foot intervals
- e. Building areas. All existing and proposed building and accessory structure footprints
- f. Site elements. The following shall be included: all proposed curbs, all existing curbs to remain, retaining wall location, all the trees to remain, all proposed vehicular use areas, all proposed buffer areas, and all proposed pedestrian use areas
- g. Detention/Retention basin. The location of the any proposed detention/retention basin and structures
- h. Existing landscaping, buildings, or other improvements on adjacent property within five (5) feet of the common property line
- i. Plant schedule showing the botanical name, common name, height, caliber as measured at base of trunk (trees only), and quantity
- j. Plant details showing a typical planting for all trees, shrubs, and groundcovers

SECTION 6: AMENDMENT “3.19.6 Remedies And Penalties” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.19.6 Remedies And Penalties

- A. **Civil Penalties.** Any responsible persons or parties found in violation of Unified Development Code upon being found guilty, shall be guilty of a civil penalty and fined not more than one thousand dollars (\$1,000) per day of violation unless specifically stated otherwise in Section 13. Each day such violation continues shall constitute a separate offense.
- B. **Permit Revocation.** The Building Official may revoke any building permit and the City Planner may revoke any planning approval issued by staff after written notice of violation to the responsible persons or parties when violations of the Unified Development Code and/or any provision of the adopted Technical Codes have occurred when false statements or misrepresentations were made in securing the permit, work is being or has been done in a substantial departure from the approved application or plan, or a permit has been mistakenly issued in violation of this ordinance.
- C. **Stop Work Orders.** Whenever a building, structure, site, or part thereof is being constructed, demolished, renovated, altered, or repaired in violation of any applicable provision of the Unified Development Code and/or any provision of the adopted Technical Codes, the Building Official, ~~or~~ City Engineer, or City Planner may order the specific part of the work that is in violation, or would be when the work is completed, to be immediately stopped. The stop work order shall be posted in writing on the property, stating the specific work to be stopped and the specific reasons for the stop work order. The stop work order may apply to either a specific portion of the project or the project as a whole.
- D. **Injunction.** The city may, before or after the institution of other enforcement action, seek injunctive relief from any appropriate court, commanding the Responsible Persons and Parties to correct the violation.
- E. **Order of Abatement.** In addition to an injunction, the city may seek an order of abatement from any appropriate court, directing any or all of the following actions:
 - 1. Buildings, site, or other structures on the property be closed, demolished, or removed.
 - 2. Fixtures, furniture, or other movable property be moved or removed entirely.
 - 3. Improvements, alterations, modifications, or repairs be made or removed.
 - 4. That removed trees or required landscape be replaced.
 - 5. Any other action be taken that is necessary to bring the property into compliance with this ordinance.
- F. **Withholding Approvals.** Any Responsible Persons or Parties currently under enforcement action and/or having been found guilty of a violation of the Unified Development Codes and the adopted Technical Codes may have permits and approvals for any property, project, or site withheld at the discretion of the Building Official, City Engineer, and/or City Planner.

- G. Additional Remedies for Demolition without Certificate of Appropriateness.** If any historic resource located within a designated local historic district, designated landmark, and/or designated landmark site is altered, relocated, damaged, or demolished without a required Certificate of Appropriateness, any appropriate court may impose any of the following additional remedies:
1. Require the responsible persons or parties to rebuild the demolished structure on the subject parcel, generally following the same form and using as much of the original building material as possible;
 2. Prohibit issuance of any development permit or approval for any structure proposed on the subject parcel that would have a footprint larger than that of the demolished structure;
 3. Prohibit issuance of any permit or approval for development on the subject parcel for up to the maximum time allowed by state law.
- H. Continuing Violations.** If a violation is repeated within a two (2) year period from the date of the initial Notice of Violations, it may be considered to be a continuation of the initial violation and may be subject to additional penalties and remedies. A repeat violation is one which is identical to or reasonably similar to a previous violation for which an Enforcement Action has been started.

SECTION 7: AMENDMENT “13.5.7 Dwelling, Apartment” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.5.7 Dwelling, Apartment

- A. **Definition:** A residential structure containing eleven (11) or more dwelling units that are vertically or horizontally integrated.
- B. **Parking:**
 - 1. One and a quarter (1.25) parking spaces per bedroom for all new construction.
 - 2. See zoning district base dimensional standards for parking location and setback requirements.
- C. **Loading:** Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.
- D. **Additional Standards:**
 - 1. If located in or adjacent to an existing neighborhood of detached houses, apartment buildings shall be architecturally harmonious with the surrounding neighborhood in regards to massing, materials, fenestration, and scale.
 - 2. The main entrance of an apartment building adjacent to a street shall be accessed directly from and face the street. Apartments on corner lots shall be designed so that each side facing the public street is a front facade.
 - 3. In a C and CN zoning district, the following commercial uses shall be allowed on the ground floor of any apartment building adjacent to public right of way: offices-medical, offices-professional, retail sales and services inside only, eating and drinking establishments, and studios.
 - 4. A special exception shall be required for an apartment building if more than twenty-five percent (25%) of the proposed units have four (4) or more bedrooms.
 - 5. Apartment developments in CN, C, and O zoning districts are subject to the density restriction of one unit per twenty-one hundred (2100) sq. ft. of lot area ~~twenty (20) units per acre~~ and a maximum of sixty (60) bedrooms per acre.
 - 6. See zoning district general provisions for density requirements and other standards.
 - 7. See zoning district base dimensional standards for location, setbacks, and height requirements.

SECTION 8: **AMENDMENT** “13.7.10 Eating And Drinking Establishments” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.7.10 Eating And Drinking Establishments

A. Definition:

1. Eating and drinking establishments- A business establishment that provides prepared food for patrons for consumption on the premises inside, outside, or for take-out; in which the establishment may or may not provide alcoholic beverages, beer, and light wine; and live entertainment. Alcoholic beverages including wine, beer, spirits, and light wine, may be sold and consumed in conjunction with the food service and shall meet all applicable state and local laws, regulations, and ordinances.
2. A brewpub shall be considered an eating and drinking establishment. A brewpub is a general restaurant in which light wine or beer is manufactured or brewed for consumption exclusively on the premises as defined in 27-71-301 (j) of the Mississippi Code of 1972.

B. Parking:

1. For eating and drinking establishments without a drive-thru in a CN, C, CR, and O districts, one (1) space is required for each one hundred (100) square feet of patron area and one (1) space for each three hundred (300) square feet of the back of house area or one (1) space for each employee on a shift, whichever is less. The City Planner may allow for a very low or no minimum requirement where proposed use can demonstrate the need for a less restrictive requirement.
2. For eating and drinking establishments with a drive-thru in a CN, C, CR, and O zoning districts, one space is required for each two hundred (200) square feet of patron area and one (1) space for each three hundred (300) square feet of the back of house area or one (1) space for each employee, whichever is less. The City Planner may allow for a very low or no minimum requirement where proposed use can demonstrate the need for a less restrictive requirement.
3. For eating and drinking establishments in the T-5C and T-5U zoning districts, one (1) space is required for each three hundred and thirty-three (333) square feet of floor area above fifteen hundred (1,500) square feet. The City Planner may allow for a very low or no minimum requirement where proposed use can demonstrate the need for a less restrictive requirement.
4. For eating and drinking establishments in T-5D zoning districts, no parking minimums are established unless a need is determined by the City Planner based on the proposed use and available parking within the vicinity.
5. Eating and drinking establishments that share a parking lot with other businesses may not exceed their minimum parking by more than twenty-five percent (25%).

6. See zoning district base dimensional standards for parking location and setback requirements.

C. Loading:

1. A loading space may be required by the City Planner.
2. Loading docks, if required, shall not be visible from the street.
3. Trucks delivering materials to and from the premises shall not be permitted to unload on the right-of-way in a CN, C, CR, and O zoning district. In TN-N, TN-E, T-5D, T-5C, and T-5U zoning districts, deliveries shall be scheduled to not interfere with peak traffic times.

D. Additional Standards:

1. Drive-ins and drive-thrus are only permitted in CN, C, CR, and O zoning districts. Drive-ins and drive-thrus in all other districts that the use is permitted shall require a special exception.
2. An eating and drinking establishment with a drive-thru must provide a minimum of six (6) spaces before the order board, with another two (2) spaces provided between the order board and the transaction window.
3. Overhead canopy structures for outdoor dining or in-vehicle dining can encroach into the building setback up to ten (10') from the property line.
4. A coffee shop less than five hundred (500) square feet of floor space with a drive-thru must provide a minimum of three (3) spaces measured from the order box.
5. Drive-thru lanes where adjacent to parking area shall be physically separated from all parking spaces and pedestrian areas by a landscape island that is a minimum of three (3) foot wide with a six (6) inch vertical curbs. A bypass lane shall be required for all drive-thrus.
6. When live entertainment is offered, amplified music, loudspeakers, and similar noise devices shall not be permitted outdoors after 10:00 p.m. Sunday through Thursday.
7. For existing buildings with an eating & drinking establishment use at the time of the adoption of the code located in a TN-E, shall be allowed to continue the use as an eating & drinking establishment even if ownership is changed. Any expansion of an existing building and/or the addition of new habitable structures shall be approved as part of a special exception request. Any additional parking shall not be located within the front yard.
8. The conversion of an existing building located in a TN-E to another allowed use shall require approved by the Board of Aldermen as a use exception or special exception within the existing building(s). Any expansion of an existing building and/or the addition of new habitable structures shall require approved by the Board of Aldermen as a special exception. Any additional parking shall not be located within the front yard.
9. For new buildings in a TN-E zoning district, the maximum square footage shall be limited to fifteen hundred (1,500) square feet unless additional square footage is approved as part of a special exception request. Setbacks shall comply with the residential infill standards for the zoning district and parking shall not be located in the front yard.

SECTION 9: **AMENDMENT** “13.7.11 Food Truck” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.7.11 Food Truck

- A. **Definition:** A licensed, motorized vehicle or mobile food unit which is temporarily parked on private property and not on the right-of-way where food items are sold to the general public. If on the right-of-way, refer to the Mobile Food Vendor requirements.
- B. **Parking:** None.
- C. **Loading:** None.
- D. **Additional Standards:**
 - 1. Food trucks and/or associated seating must not occupy on-site parking spaces required to fulfill the minimum requirements for the principal use, unless the principal use’s hours of operation do not coincide with those of the food truck business.
 - 2. Traffic circulation, public safety, siting of food trucks, and parking will be reviewed and may be subject to the conditions of approval by the City Planner.
 - 3. No audio amplification or permanent signage may be installed as part of a food truck’s vending operation. One (1) sidewalk sign shall be allowed within ten (10) feet of the food truck.
 - 4. The food truck vendor is responsible for the proper disposal of waste and trash associated with the operation. City trash receptacles are not to be used for this purpose. Vendors must provide their own trash receptacle on-site for patrons. Vendors must remove all waste and trash from their approved location at the end of each day or as needed to maintain the health and safety of the public. The vendor must keep all areas associated with the food truck and any associated seating area clean of grease, trash, paper, cups or cans associated with the vending operation. No liquid waste or grease is to be disposed in tree pits, storm drains, onto the sidewalks, streets, or other public space. Under no circumstances can grease be released or disposed of in the City’s sanitary sewer or stormwater system. All waste must be disposed of in accordance to all applicable local, state, and federal laws.
 - 5. All food truck vendors shall obtain and maintain a City of Starkville Privilege License and a mobile food vending permit for each mobile pushcart or mobile food preparation vehicle in operation. All applications for permit renewal shall be filed annually with the City of Starkville City Clerk’s Office.
 - 6. If a business is subject to a Certificate of Health or sanitary examination, the person applying for permit must produce such certificate or permit from the County Health Department before a permit can be issued.
 - 7. A written indemnity agreement that will hold harmless the city, its officers, and employees, for any loss or liability or damage, including costs, for bodily injury or property damage sustained by a person as a result of the negligent

- installation, use, or maintenance of a permitted space.
8. Food trucks shall provide written permission from the property owner.
 9. The operators must be present at all times during the hours of operation.
 10. A food truck operating in all districts shall operate only Thursday through Saturday between the hours of 6:00 a.m. and 2:00 a.m. and on Sunday through Wednesday between the hours of 6:00 a.m. and 10:00 p.m. Cleanup and removal of the food truck shall be completed within thirty (30) minutes of closing.
 11. All generators associated with a food truck shall provide sound buffering for each generator. At no time shall any generator operate at 65 decibels or above measured at twenty-five (25) feet from the generator.
 12. The use of City-owned utilities is strictly prohibited. Operators may utilize existing private electrical hookups on approved sites, provided they have written landlord consent and have obtained the necessary permits and inspections. Utilization of existing electrical tie-in will require review and permitting by the Building Official. New meter connections for food truck vendor use, shall not be permitted.

SECTION 10: AMENDMENT “13.7.14 Mini-Storage” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.7.14 Mini-Storage

- A. Definition:** Facilities offering enclosed storage with individual access for personal effects and household goods, including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.
- B. Parking:**
 - 1. Four (4) parking spaces shall be provided near the leasing office for exterior direct access facilities.
 - 2. Eight (8) parking spaces shall be provided near the entrance for interior access facilities.
 - 3. See zoning district base dimensional standards for parking location and setback requirements.
- C. Loading:**
 - 1. A loading area shall be provided near the entrance for interior access facilities.
 - 2. Loading areas shall be designed to prevent obstruction of pedestrian and vehicular circulation within the right-of-way.
- D. Additional Standards**
 - 1. Outdoor storage of any equipment, vehicles, trailers, RVs, campers, motorhomes, and/or boats outside of a mini-storage facility shall meet the following requirements:
 - a. No outdoor storage within the front yard area as defined in Section 4.6.
 - b. All outdoor storage shall be screen from view on all sides by an opaque fence with a minimum height of six (6) feet. Fencing shall fit within the context of the site and area. Chain link fencing is not permitted as a screen with or without slats.
 - c. Outdoor storage shall not be permitted within any required buffer area.
 - d. Outdoor storage shall only be permitted on hard surfaces that are permitted within that zoning district in accordance with Section 14.6.2.2.1 (General Parking Requirements). Outdoor Storage on grass or bare ground shall not be permitted.
 - 2. Equipment, vehicles, trailers, RVs, campers, motorhomes, and/or boats enclosed with a structure with a roof and minimum of three (3) sides, shall not be considered outdoor storage. However the structure shall comply with applicable building codes and development standards.

SECTION 11: **AMENDMENT** “14.3 Applicability” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

14.3 Applicability

The following development standards shall be applied by zoning district in accordance with the Development Standards Chart and the General Development Standards section. These requirements shall apply to any lot or building that is being developed, redeveloped, or remodeled ~~and requires site plan review by the development review committee.~~

SECTION 12: **AMENDMENT** “14.15.2 Improvements” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

14.15.2 Improvements

- A. **Building Code.** All applicable provisions of the adopted Building Code shall be complied with.
- B. **Use Standards and Development Standards.** All applicable provisions of the Use Standards and Development Standards shall be complied with.
- C. **Establishment and maintenance of utilities.** Utility lines located within a lot or parcel of land and serving only one lot or parcel shall not be maintained by the city except as notated on the approved site plan.
- D. **Connectivity Required.** A public road may be required by the City Engineer or Development Review Committee to connect to adjacent property or adjacent public roads. Determination of the location of connections shall be made by the Development Review Committee based on adjacent existing developments, proposed future development, and/or potentially developable vacant land.
- E. **Streets.**
 - 1. The City Engineer shall review the proposed public road and shall classify all the roads in one of the categories listed in the City of Starkville Standards of Design & Specifications.
 - 2. New public streets shall be built in accordance with section 15.4.
 - 3. The City Engineer may require the applicant to prepare and submit a traffic impact study for any proposed site that would generate one hundred (100) or more total trips during the peak hour of the traffic generator or the peak hour of the adjacent street as outlined and illustrated in the latest versions of the Mississippi Department of Transportation Access Management Manual or for a proposed project which may generate traffic issues.
 - 4. The Traffic Impact Study format and requirements shall conform to the City of Starkville Standards of Design and Specifications for Subdivisions.
 - 5. Where the traffic impact study indicates an impact greater than the allowable thresholds, the applicant shall prepare and submit a traffic mitigation plan to the City Engineer. The mitigation plan shall identify capital projects and phasing strategies that would bring the development impact to within the acceptable thresholds. This plan may identify improvements undertaken by the private sector, the public sector, or both. Condominium plat approval shall not be granted until the City Engineer determines that the plan provides reasonable and adequate mitigation. Factors to be considered include whether: the cost of the mitigation measures exceeds the value of the proposed development; transportation demand management strategies including multi-modal improvements are included; alternative access strategies are considered.
 - 6. Turning lanes shall be provided at heavily traveled intersections as determined by the City Engineer. It will be the responsibility of the developer to pay for the costs for the roadway improvements; however, the City Board of

Aldermen may elect to participate in some of the construction costs upon written request of the developer.

- F. **Utility Easements.** Appropriate access and utility easements language shall be provided on plat as well as in the condominium declarations, ~~as depicted in the private street cross-sections as included in the applicable code section(s) in the Starkville Code of Ordinances, chapter 98, streets, sidewalks, and other public places. The following language shall be included on both the face of the plat as well as in the condominium declaration regarding easements: "The undersigned owner of (condominium development), as shown on the condominium plat and as described in the condominium declarations, does convey to the City of Starkville, Mississippi, along with the right of ingress and egress, all utilities and utility easements to be used by the City of Starkville, Mississippi for providing public services, along with permanent, and perpetual utility easements. It is understood and agreed that the City of Starkville is held harmless from liability or payment of compensation to the abutting property owners, or entity deriving therefrom, for damages resulting from utility line failures or damages to improvements within the aforementioned easements, up to, but not limited to buildings, light fixtures, mailboxes, ornamental landscaping, turf grass, fences, along with private road surfaces, curbs and gutters, sidewalks, as a result of ingress, egress and the maintenance or replacement of utilities."~~
- G. **Parking.** If the City Engineer determines that the road type is appropriate and the Development Review Committee approves, parallel on-street parking may be allowed along public roads. On-street parking shall not be included in the minimum required parking for the use unless otherwise allowed in the Unified Development Code.
- H. **Sidewalks.**
1. Sidewalks shall be constructed to allow for interior connectivity between all common spaces and public spaces to individual units.
 2. Sidewalk access shall be provided from each building within a condominium development or by a shared sidewalk connecting all common spaces and individual units to the street. The location of the shared sidewalk shall be approved by the Development Review Committee.
 3. Sidewalks shall be required along the public right-of-way in accordance with section 14.11.

SECTION 13: **ADOPTION** “14.16 Architectural Variety Standard” of the City of Starkville Unified Development Code is hereby *added* as follows:

ADOPTION

14.16 Architectural Variety Standard

14.16.1 Purpose and Intent

To promote architectural interest, neighborhood character, and avoid visual monotony, no single detached dwelling or attached duplex dwelling within a platted residential subdivision may be constructed unless it substantially differs in exterior design from dwellings located:

- A. The two lots immediately adjacent on either side
- B. The lot directly across the street from the subject lot
- C. The two adjacent lots to the left and right of the lot directly across the street from the subject lot

14.16.3 Substantial Difference

Substantial difference shall be achieved through a combination of at least three (3) of the following distinct design features:

- A. Building footprint or massing (e.g., one-story vs. two-story, offset planes)
- B. Roof form and orientation (e.g., gable vs. hip, front vs. side-facing)
- C. Front porch size or configuration
- D. Exterior materials or finishes (primary material on at least 50% of front elevation)
- E. Color scheme (distinct color families for siding and trim)
- F. Garage door orientation or design (e.g., side-load vs. front-load, differing styles)
- G. Window arrangement or shape on the front elevation
- H. Architectural details or features (e.g., dormers, columns, entryway treatments)

14.16.2 General Rules And Applicability

- A. This requirement shall apply to all residential platted subdivisions of five (5) lots are more.
- B. No building permit shall be issued unless compliance with this section is demonstrated during the building permit application process

SECTION 14: **AMENDMENT** “17.2.1 Technical Codes Adopted” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.2.1 Technical Codes Adopted

For the purpose of establishing uniform rules and regulations this body hereby adopts codes for electrical, building, fire prevention, mechanical, plumbing, gas, property maintenance, swimming pool, and spa, all being incorporated herein by reference and referred to as the technical codes in this section. The technical codes are adopted in their entirety except for any deletions, additions, and modifications listed in this section. The following technical codes are adopted and are incorporated into the unified development code:

- ~~2020~~2023 edition of the National Electrical Code.
- ~~2021~~2024 edition of the International Building Code. Appendix F-Rodent proofing, I-Patio Covers and P-Sleeping Lofts
- ~~2021~~2024 edition of the International Existing Building Code.
- ~~2021~~2024 edition of the International Residential Code. Appendix BB-Tiny Homes,BC-Accessory Dwelling Units
- ~~2021~~2024 edition of the International Fire Code. Appendix B-Fire-Flow Requirements for Buildings, C-Fire Hydrant Locations and Distribution, D Fire Apparatus Access Roads, E Hazard Categories, F Hazard Ranking I-Fire Protection Systems-Noncompliant Conditions, O-Valet Trash and Recycling Collection in Group R-2 Occupancies
- ~~2021~~2024 edition of the International Mechanical Code. Appendix A-Chimney Connector pass-Throughs- 2021 edition of the International Plumbing Code.
- ~~2021~~2024 edition of the International Fuel Gas Code. Appendix A-Sizing and Capacities of Gas Piping, B-Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents
- ~~2021~~2024 edition of the International Property Maintenance Code. Appendix E-Temporary Emergency Uses
- ~~2021~~2024 edition of the International Swimming Pool and Spa Code.
- 2017 edition of the ICC Accessible and Usable Buildings and Facilities

SECTION 15: **AMENDMENT** “17.2.2 Deletions, Additions, And Modifications To Adopted Technical Codes” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.2.2 Deletions, Additions, And Modifications To Adopted Technical Codes

A. All adopted Technical Codes

1. **Administration.** The provisions of this section shall be administered and enforced by the Building Official, Fire Chief, Fire Marshal, Code Enforcement, or their designated representatives.
2. **Appeals.** The provisions of this section dealing with appeals shall be administered and enforced by the Board of Adjustments and Appeals as set forth in the International Building Code.
3. **Appointment.** The method of appointment and the term of office of the board of adjustments and appeals shall be in accordance with Section 2.3.
4. **Enforcement.** Any violation of any provision of this section shall be enforced in accordance with Section 3.19

B. ~~2021~~ 2024 edition of the International Residential Code

1. **Fire Suppression.** Section R313.2 shall be modified to require automatic residential fire sprinkler system in all two-family dwellings and in all one family dwellings with greater than 5,000 square feet of heated and cooled space.
2. **Foundation Design.** If the proposed habitable building area, whether stand-alone or an addition, exceeds four hundred (400) square feet in size, the foundation shall be designed by a professional engineer licensed in the State of Mississippi. An exception shall be allowed if the foundation is an addition to an existing structure and is to be designed and constructed the same as that existing structure. IBC section 1808.2-1808.9 and IRC section R506.1-~~R506.2.2~~ R506.34
3. **Foundation Requirements.** Foundations, footings, piles, and piers shall be built on undisturbed soil or properly compacted fill material.
4. **Soils investigation.** Footings shall be designed so that the allowable bearing capacity of the soil is not exceeded. If structural concrete, masonry or timber footings are used, they shall rest on undisturbed or compacted soil of uniform density and thickness. Compacted soils shall be tested to a minimum of ninety-five percent (95%) of Modified Proctor in accordance with ASTM D 1557 and compacted and tested in lifts not to exceed twelve (12) inches.
5. **Compaction reports.** Compaction reports prepared by a certified soils lab shall be provided to the building official prior to the pouring of concrete.
6. **Receptacle Outlets Section.** E3901.4.3 Receptacle Outlet Location. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be

located in one or more of the following:

- a. Not more than 12 inches (305 mm) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 6 inches (152 mm) beyond its support base.

C. The ~~2021~~ 2024 edition of the International Building Code

1. Foundation Design. If the proposed habitable building area, whether stand-alone or an addition, exceeds four hundred (400) square feet in size, the foundation shall be designed by a professional engineer licensed in the State of Mississippi. An exception shall be allowed if the foundation is an addition to an existing structure and is to be designed and constructed the same as that existing structure. IBC section 1808.2-1808.9 and IRC section R506.1-~~R506.2.2~~ R506.3.4
2. Foundation Requirements. Foundations, footings, piles, and piers shall be built on undisturbed soil or properly compacted fill material.
3. Soils investigation. Footings shall be designed so that the allowable bearing capacity of the soil is not exceeded. If structural concrete, masonry or timber footings are used, they shall rest on undisturbed or compacted soil of uniform density and thickness. Compacted soils shall be tested to a minimum of ninety-five percent (95%) of Modified Proctor in accordance with ASTM D 1557 and compacted and tested in lifts not to exceed twelve (12) inches.
4. Compaction reports. Compaction reports prepared by a certified soils lab shall be provided to the building official prior to the pouring of concrete
5. Storm Shelters. Delete section 423.5 and replace with the following: Where storm shelters are provided, they shall be provided in compliance with ICC 500 except as required by Sections 423.5.1 through 423.5.2
6. Fire Suppression. Section 903.2.1.1 Group A-1 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
7. Fire Suppression. Section 903.2.1.3 Group A-3 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
8. Fire Suppression. Section 903.2.1.1. ~~14~~ Group A-4 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
9. Fire Suppression. Section 903.2.1.6 shall be modified to require where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for any Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
10. Fire Suppression. Section 903.2.1.7 shall be modified to require An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3, or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 100 or more.
11. Fire Suppression. Section 903.2.2 Group B shall be modified to require an automatic fire sprinkler system in all Group B with fire areas that exceed

10,000 square feet

12. Fire Suppression. Section 903.2.3 Group E shall be modified to require an automatic fire sprinkler system in all Education Occupancies.
13. Fire Suppression. Section 903.2.4 Group F-1 shall be modified to require an automatic fire sprinkler system in all Group F-1 with fire areas that exceed 10,000 square feet.
14. Fire Suppression. Section 903.2.~~1.1~~7 Group M (2) shall be modified to require an automatic fire sprinkler system in all Mercantile Occupancy with fire areas that exceed 10,000 square feet.
15. Fire Suppression. Section 903.2.9 Group S-1 (1) shall be modified to require all Group S-1 buildings exceeding 10,000 square feet of gross floor area with the exception of aircraft “T” hangers and open parking garages.
16. Fire Suppression. 903.2.9.1 Repair Garages shall be modified to require an automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 that exceed 2,500 square feet gross floor area.
17. Fire Suppression. Section 903.2.10 Group S-2 (2) shall be modified to require all Group S-2 buildings exceeding 10,000 square feet of gross floor area.

D. The ~~2021~~ 2024 Edition of the International Fire Code

1. Hose Threads. All hose threads shall be 3.093×6 .
2. Fire Suppression. Section 903.2.1.1 Group A-1 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
3. Fire Suppression. Section 903.2.1.3 Group A-3 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
4. Fire Suppression. Section 903.2.1.~~4~~4 Group A-4 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
5. Fire Suppression. Section 903.2.1.6 shall be modified to require where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for any Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
6. Fire Suppression. Section 903.2.1.7 shall be modified to require An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3, or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 100 or more.
7. Fire Suppression. Section 903.2.2 Group B shall be modified to require an automatic fire sprinkler system in all Group B with fire areas that exceed 10,000 square feet.
8. Fire Suppression. Section 903.2.3 Group E shall be modified to require an automatic fire sprinkler system in all Education Occupancies.
9. Fire Suppression. Section 903.2.4 Group F-1 shall be modified to require an automatic fire sprinkler system in all Group F-1 with fire areas that exceed 10,000 square feet.

10. Fire Suppression. Section 903.2.1-17 Group M (2) shall be modified to require an automatic fire sprinkler system in all Mercantile Occupancy with fire areas that exceed 10,000 square feet.
11. Fire Suppression. Section 903.2.9 Group S-1 (1) shall be modified to require all Group S-1 buildings exceeding 10,000 square feet of gross floor area with the exception of aircraft "T" hangers and open parking garages.
12. Fire Suppression. 903.2.9.1 Repair Garages shall be modified to require an automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 that exceed 2,500 square feet gross floor area.
13. Fire Suppression. Section 903.2.10 Group S-2 (2) shall be modified to require all Group S-2 buildings exceeding 10,000 square feet of gross floor area.

E. The ~~2021~~ 2024 Edition of the International Existing Building Code

1. Fire Protection. 803.2.1.1 Supplemental Automatic Sprinkler System Requirements shall be modified to require where the work area on any floor exceeds 25 percent of that floor area, Section 803.2.1 shall apply to the entire floor on which the work area is located.
2. Fire Protection. 803.2.2 Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2. Shall be modified to require in buildings with occupancies in Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where both of the following conditions occur:
 - a. The work area exceeds 25 percent of the floor area.
3. Fire Protection. 803.2.3 Group I-2. Shall be modified to require in Group I-2 occupancies, an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the International Fire Code shall be provided in the following
 - a. In Group I-2, Condition 2, throughout the smoke compartment in which the work occurs where the work area exceeds 25 percent of the smoke compartment.

F. The 2024 Edition of the Property Maintenance Code. Section 602: Heating Facilities. Shall be replaced with the following:

1. **Section 602: Heating and Cooling Facilities**
2. **602.1 Facilities required.** Heating and cooling facilities shall be provided in structures as required by this section
3. **602.2 Residential occupancies.** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65°F (18°C) and cooling facilities capable of maintaining a room temperature of 80°F (27°C) in all habitable rooms, bathrooms, and toilet rooms based on the winter and summer outdoor design temperatures for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space

heaters shall not be used to achieve compliance with this section. Cooling shall be provided by permanently installed mechanical equipment. Portable or temporary cooling devices shall not be used as a means to provide required cooling or to achieve compliance with this section, except as permitted in Section 602.5. Exceptions:

- a. In areas where the average monthly temperature is above 30°F (-1°C), a minimum heating temperature of 65°F (18°C) shall be maintained.
- b. Cooling facilities shall not be required in areas where the summer outdoor design temperature for the locality does not exceed 85°F (29°C).

4. **602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1st to April 1st to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exceptions.

- a. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
- b. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

5. **602.3.1 Cooling supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish cooling to the occupants thereof shall supply cooling during the period from April 1st to October 1st to maintain a maximum temperature of 80°F (27°C) in all habitable rooms, bathrooms and toilet rooms. Exceptions:

- a. When the outdoor temperature is above the summer outdoor design temperature for the locality, maintenance of the maximum room temperature shall not be required provided that the cooling system is operating at its full design capacity. The summer outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
- b. Cooling shall not be required in dwelling units or occupancies that were designed, approved, and permitted without mechanical cooling.

6. **602.3.2 Temporary cooling.** Where required cooling equipment is inoperable, the owner or operator shall provide temporary cooling to the affected dwelling unit or sleeping unit while repairs are being made. Temporary cooling shall be provided within a reasonable period of time, not to exceed 24 hours, and shall be maintained until the permanent cooling system is restored to full operation. Temporary cooling shall be permitted to be provided by portable mechanical cooling equipment installed and operated in accordance with the manufacturer's instructions and applicable safety

standards. Temporary cooling measures shall be capable of maintaining a room temperature of 80°F (27°C) in at least one habitable room.

G. The 2023 Edition of the NFPA 70(National Electrical Code)

- 1. Section 210.52.C.(3) Receptacle Outlet Location** shall be modified to include: (4) Below countertop or work surfaces: Not more than 300 mm (12 in.) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

SECTION 16: **AMENDMENT** “17.3.1 Permits Required” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.3.1 Permits Required

Any construction or alterations that are not exempt under the adopted Technical Codes of [Section 17.2](#) the State of or the Mississippi locally of adopted Mississippi codes are required to have a permit unless listed as exempt below.

A. Residential Building Permits. Only includes One-Family Dwellings (Detached Dwelling) and Two-Family Dwellings (Attached Duplex Dwelling)

1. Permitting required:

- a. Any new development or new construction
- b. Any addition or alteration in excess of two thousand and five hundred dollars (\$2,500).
- c. Any dwelling units, including accessory dwellings, regardless of square footage.
- d. Any addition, alteration, modification, or improvement that includes electrical, plumbing, mechanical/HVAC, structural work, and/or fire sprinklers or suppression systems.
- e. Any roofing work, that is not a repair, equal to or greater than twenty-five hundred ~~ten thousand~~ dollars (\$2,500~~10,000~~) and/or with structural changes.
- f. Accessory use or structure for residential uses. See [Section 13.9.1.B](#). Accessory structures include but are not limited to garages, carports, workshops, pool houses, sheds, storage buildings, swimming pools, covered open-air structures, outdoor living and recreation areas, and fences 7' or taller that are incidental and subordinate to the principal use of the primary building.
- g. Any work involving clearing, clear-cutting, grading, leveling, excavating, or filing a site. See [Section 16.8.2](#) for Land Disturbance Permit requirements and exemptions.
- h. Within any locally designated historic district, a Certificate of Appropriateness, as required by [Section 3.16](#), may be required in addition to a permit for all construction, alteration, and/or demolition.
- i. Any allowed residential signage that requires a permit per [Section 14.7](#).
- j. Any work performed within the Right-of-Way.

2. Exempt from permitting:

- a. If the work only consists of painting, cabinetry, tiling, carpeting, and similar finish work. However, the cost of these items shall be included in any required permit.
- b. Any roofing work less than ten thousand dollars (\$10,000) in value with no structural changes.

- c. Fences under seven feet (7') tall.
- d. Interior demolition where no structural elements are being removed or changed.
- e. Shed or storage building less than one hundred (100) square feet unless located within a flood zone. See [Section 13.9.1.B.2](#)
- f. Low voltage work related to networking, security cameras, private alarm systems, and controlled access.
- g. Repair and replacement of existing outlets, lighting fixtures, toilets, and/or faucets.
- h. Repair and replacement of any existing window with no structural changes.

B. Commercial Building Permits.

1. Permitting required:

- a. Any new development or new construction. Site plan approval may be required in accordance with [Section 3.9](#)
- b. Any addition or alteration in excess of two thousand and five hundred dollars (\$2,500).
- c. Any addition, alteration, modification, or improvement that includes electrical, plumbing, mechanical/HVAC, structural work, and/or fire sprinklers or suppression systems.
- d. Any roofing work, that is not a repair, equal to or greater than twenty-five hundred ~~ten thousand~~ dollars (\$2,500~~10,000~~) and/or with structural changes.
- e. Accessory use or structure for commercial uses. See [Section 13.9.1.C](#). Accessory structures include but are not limited to sheds, storage buildings, swimming pools, freestanding self-serve structures, covered open-air structures, outdoor cooking areas, and fences seven feet (7') or taller that are incidental and subordinate to the principal use of the primary building.
- f. To perform work involving tree cutting, clearing, clear-cutting, grading, leveling, excavating, or filing a site. See [Section 16.8.2](#) for Land Disturbance Permit requirements and exemptions. No structure or site requiring approval from the Development Review Committee shall be modified, erected, or used prior to receiving site plan and/or infrastructure plan approval. See [Section 3.9.2](#) for applicability and filing procedure for site and infrastructure plans.
- g. Within any locally designated historic district, a Certificate of Appropriateness, as required by [Section 3.16](#), may be required in addition to a permit for all construction, alteration, and/or demolition.
- h. Any allowed signage that requires a permit per [Section 14.7](#).
- i. Any work performed within the Right-of-Way.

2. Exempt from permitting:

- a. If the work only consists of painting, cabinetry, tiling, carpeting, and similar finish work. However, the cost of these items shall be included in any required permit.
- b. Any roofing work less than ten thousand dollars (\$10,000) in value

with no structural changes.

- c. Interior demolition where no structural elements are being removed or changed.
- d. Repair and replacement of any existing window with no structural changes.
- e. Low voltage work related to networking, security cameras, private alarm systems, and controlled access.
- f. Repair and replacement of existing outlets, lighting fixtures, toilets, and/or faucets.

SECTION 17: **AMENDMENT** “17.6.8 Rental Housing Standards” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.6.8 Rental Housing Standards

- A. **Sanitary facilities.** The owner, agent, or manager of a rental housing unit shall provide for the removal of garbage and refuse by an agreement with the City of Starkville Sanitation and Environmental Services Department. The owner, agent, or manager of the rental housing unit shall provide for the removal of any furniture, appliances, or other items removed from the rental housing unit or abandoned on the property, which do not meet the guidelines for removal by the City of Starkville. Placing such materials or allowing such materials to be placed in the right-of-way shall be a violation of this section.
- B. **Food preparation facilities.** Every rental housing unit shall have a kitchen or access to a kitchen area with suitable space and equipment to store, prepare, and serve food in a sanitary manner.
1. **Kitchen sink.** Every kitchen or kitchen area shall contain a fixed kitchen sink in sound condition, functioning properly, and properly connected to an approved hot and cold-water system and a sewage system.
 2. **Liquid-seal traps.** Kitchen plumbing fixtures shall be separately trapped by a liquid-seal trap that will eliminate the passage of sewage gases into the kitchen. The liquid-seal traps shall be located as near the outlet as possible.
 3. **Flow of water.** Kitchen plumbing facilities shall have a reasonable flow of water and the minimum flow of hot or cold water issuing from a faucet or fixture shall be not less than one gallon per minute.
 4. **Oven and range or stove.** Every kitchen or kitchen area shall be equipped with a cooking oven and range or a stove properly connected and in sound condition. If the oven, range, and/or stove is provided by the tenant per the rental agreement, the owner, agent, or manager is exempt from this provision.
 5. **Refrigerator.** Every kitchen or kitchen area shall be equipped with a refrigerator properly connected and in sound condition. Refrigerators shall be capable of maintaining a temperature between forty degrees (40°) and forty-five degrees (45°) Fahrenheit. Refrigerators shall have some capacity for storing frozen food. If the refrigerator is provided by the tenant per the rental agreement, the owner, agent, or manager is exempt from the provisions of this section.
 6. **Sanitary surfaces:** preparation and storage areas. Countertops, food preparation surfaces, food storage pantries and cupboards shall be easily cleanable and free from holes, breaks or cracks that can leak, or may injure a person or may permit the harborage of insects and dampness that may promote the growth of bacteria.
 7. **Storage of garbage.** No owner, agent or manager of any rental housing unit shall permit upon his premises the exterior accumulation of any garbage or refuse, except in covered portable containers of rust-resistant metal, rubber,

plastic or similar material. Garbage or refuse shall only be placed curbside in accordance with The Code of Ordinances. The owner, agent, or manager of any rental housing unit(s) shall be responsible for the correct placement of curb side garbage or refuse and the removal of any garbage container.

C. Electrical service and lighting. Every rental housing unit shall have electrical service and lighting properly installed and maintained in sound condition adequate to support the health and safety of occupants, permit the safe use of electrical appliances and permit normal indoor activities.

1. **Outlets, switches, and light fixtures.** All indoor and outdoor outlets, switches, and light fixtures shall be operable and fully intact.
2. **Ground-fault circuit-interrupters (GFCI).** All electrical convenience outlets installed outside or in bathrooms and within six (6) feet of a water source, which includes a lavatory or kitchen sink shall have ground-fault circuit-interrupter protection, provided it can be installed without additional wiring to the main electrical service panel. As used in this section, a bathroom is an area with a tub or shower, with or without a lavatory.
3. **Stairway and hall lights.** Every light fixture within any public or common stairway, hallway, corridor, or breezeway in or leading into multifamily dwellings shall be operable at all times.
4. **Exterior entrances.** Every building serving four (4) or more rental housing units shall have the main building entrances lighted with specific lighting during nighttime hours other than street lighting. The entrances into individual rental housing units shall also be provided with specific lighting which shall be controlled either automatically or manually by a switch controlled by the tenant.
5. **Installation and maintenance.** Every outlet, switch, and fixture shall be properly installed and maintained in sound condition. No owner, agent or manager shall provide, install or allow to be installed or used any frayed and exposed wiring; wiring unprotected by proper covering; fixtures in disrepair; tacked extension cording; or makeshift wiring, outlets or fixture repairs or which may injure a person.

D. Thermal environment. Every rental housing unit shall contain safe heating equipment and systems which are properly installed and maintained in sound condition and capable of providing adequate heating and cooling, appropriate for the climate, to assure a comfortable and healthy living environment.

1. **Heating requirements.** Every rental housing unit shall have heating under the tenant's control, capable of safely heating all habitable rooms. ~~Required heating shall be provided by permanently installed heating facilities in accordance with the Property Maintenance Code.~~ Permanently installed heating facilities shall provide required heating in accordance with the Property Maintenance Code that can safely maintain a minimum room temperature of sixty-five degrees (65°) degrees Fahrenheit.
2. **Cooling requirements.** Every rental housing unit shall have a cooling system under the tenant's control, capable of safely cooling all habitable rooms. Permanently installed cooling systems shall provide required cooling in accordance with all applicable codes that can safely maintain a maximum

temperature of eighty degrees (80°) Fahrenheit.

3. **Unvented combustion heaters are prohibited.** No owner, agent, or manager shall provide, install, or allow to be installed or used any unvented portable space heaters burning solid, liquid, or gaseous fuels.
 4. **The use of a cooking appliances as a heater is prohibited.** No owner, agent, or manager shall allow the use of any ovens, stoves, or ranges, or other cooking appliances for the purpose of heating any portion of a dwelling.
- E. **Doors, windows, and ventilation.** Every rental housing unit shall have doors and windows which provide adequate natural light and ventilation to permit normal indoor activities and support the health and safety of the occupants while providing protection from the elements and privacy for the occupants.
1. **Windows.** Windows shall be maintained in sound condition. Exterior windows shall fit the window openings and shall be properly sealed or weather-stripped in a manner that prevents the entrance of the elements or vermin or excessive air escape or infiltration. The fit of exterior windows shall not otherwise diminish the thermal efficiency of the structure.
 2. **Exterior doors.** Exterior doors leading into rental housing units shall fit the door openings and shall also be weather-stripped in a manner that prevents the entrance of the elements or vermin or excessive air escape or infiltration. The fit of exterior doors shall not otherwise diminish the thermal efficiency of the structure. Exterior doors, door hardware and door frames shall be maintained in sound condition and capable of the use intended by their design.
 3. **Interior doors.** Interior doors, door hardware and door frames shall be maintained in sound condition and capable of affording privacy to the occupants.
- F. **Space and occupancy.** Every rental housing unit shall have sufficient access and space to allow for adequate living and sleeping conditions while providing for the occupant's health, safety, privacy and general welfare.
1. **Rental Housing Unit Occupancy Load.** Every single dwelling unit (single-family) rental housing unit shall provide at least one hundred (100) square feet of floor area for each occupant. The floor area is to be calculated on the basis of total dwelling unit area.
 2. **Interior access.** In any rental housing unit, access to bedrooms and bathrooms shall be from within the unit.
- G. **Safety and security.** Every rental housing unit shall have a locking device properly installed and in sound condition capable of the use intended by its design which restrict unlawful entry, smoke detectors to provide fire safety, and shall be maintained free from hazards to the health, safety or welfare of the occupants.
1. **Tripping hazard on stairways.** Every inside and outside stairway shall be maintained in sound condition and free from any broken, rotted, or missing steps or tripping hazards.
 2. **Guardrail and enclosures on stairways.** Every stairway which exceeds thirty (30) inches in height shall be protected by a guardrail and enclosure material in sound condition.
 3. **Guardrail and enclosures on balconies and porches.** Every balcony or

porch higher than thirty (30) inches above the ground shall be protected by a guardrail and enclosure material in sound condition.

4. **Exterior doors.** Exterior doors leading into rental housing units or tenant storage rooms, which are reasonably accessible, shall have a locking device properly installed and in sound condition capable of the use intended by its design.
5. **Windows.** Every openable window reasonably accessible from the outside shall have a locking device or devices properly installed and in sound condition capable of the use intended by its design. Such devices shall prevent opening, lifting or sliding of the locked window from the exterior of the unit.
6. **Smoke detectors.** Smoke detectors shall be installed in all existing rental housing units. The installation of smoke detectors shall at least meet the requirements specified in the International Code Council Property Maintenance Code (IPMC). The owner, agent, and/or manager shall be responsible for the installation, replacement of batteries, and maintaining appropriate records of required smoke detectors. Smoke detectors shall always be operable, and batteries replaced annually, or on an as needed basis. Upon termination of a tenancy in any rental housing unit, the owner, owner's agent or manager shall insure that any required smoke detectors are operational prior to re-occupancy of the unit. Proof of battery replacement shall be required as part of inspection.

H. **Maintenance.** Every rental housing unit interior and exterior shall be maintained in a condition which provides the occupants with protection from the elements, a safe and healthy living environment and housing free from deterioration or slum-like conditions.

1. **Interior holes, cracks, or breaks.** Every floor, interior wall and ceiling, and all appurtenances thereto shall be kept in sound condition and free of holes, cracks or breaks that may injure a person, admit or harbor vermin, admit dampness or restrict privacy. Every hole cut in floors, walls or ceilings for the passage of plumbing fixtures or pipes shall be sealed to prevent the passage of insects and vermin.
2. **Floor coverings tripping hazards.** Floor coverings that are torn or loose and located on a stairway or within three (3) feet of a stairway shall be removed or repaired to prevent tripping. Tears in excess of six (6) inches and tears or projections rising one-quarter ($\frac{1}{4}$) inch or more above the floor surface in any location present a tripping hazard and shall be repaired.
3. **Floor coverings deteriorated, unsafe, and/or unsanitary.** Floor coverings such as carpeting, tile, linoleum and similar materials shall be repaired or replaced when the floor covering is severely deteriorated or when the condition of the floor covering creates an unsafe or unsanitary environment.
4. **Exterior weathertight, watertight, and vermin proof.** Every foundation, roof and exterior wall shall be reasonably weather tight, watertight and vermin proof and shall be kept in sound condition.
5. **Exterior deteriorated or slum-like.** All exposed exterior surfaces shall be maintained so as to be impervious to moisture and weather elements and every rental housing unit shall be free of broken, rotted, split or buckled exterior wall

coverings or roof coverings. All exposed exterior surfaces shall not otherwise present a deteriorated or slum-like appearance and will meet the specific requirements which follow.

- a. All exterior wood surfaces shall be protected from the elements and from deterioration by paint or other protective treatment; except such wood surfaces composed of wood that is naturally resistant to decay and naturally resistant to insects.
 - b. All exterior painted surfaces shall be painted with paint that is lead free and shall be free of loose, cracked, scaling, chipping or peeling paint in such amounts as to present a deteriorated or slum-like appearance;
 - c. Roof coverings shall be watertight and weathertight and shall be free of broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance. All roofing materials shall meet the requirements of all adopted codes and ordinances.
6. **Maintenance of swimming pools, water features, and spas.** All swimming pools, water features, and spas shall be properly maintained so as not to create a safety hazard, harbor vermin infestation, or create a deteriorated or slum-like appearance.
7. **Stagnant water.** All premises shall be maintained so as to prevent the accumulation of stagnant water when such water causes a hazardous or unhealthy condition, becomes a breeding area for insects or causes damage to foundation walls.
8. **Infestation.** Every rental housing unit and premises shall be kept free from insect, rodent or vermin infestation. Every rental housing unit and premises shall be free from the presence or apparent evidence of insect or rodent infestation, other noxious pests, nesting places and any other unsightly or unsanitary accumulation which may harbor insects, rodents or other vermin.
9. **Maintenance of facility and equipment.** Every supplied facility, piece of equipment or utility shall be so constructed, installed and maintained so that it will function safely and effectively and remain in sound condition.
10. **Discontinuation of services.** No owner, agent or manager shall cause any services, facilities, equipment or utilities which are required under this code to be removed from, shut off or discontinued in any occupied rental housing unit except for such temporary interruption as may be necessary while actual repairs or alterations are in process.
11. **Responsibility for maintenance.** It shall be the responsibility of the owner, agent, and manager to provide for the interior and exterior maintenance of the rental housing unit and premises.

17. CONSIDERATION OF THE CITY OF STARKVILLE CLAIMS DOCKET

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, to approve the City of Starkville Claims Docket for all departments including Starkville Utilities, as of , January 28, 2026 for fiscal year ending 9/30/26, acknowledging that the City Clerk has attested and certified on the cover of the claims docket that all claims on the docket are true, accurate, lawful and proper to the best of her knowledge, for payment pursuant to her duties under Miss. Code Sections 21-39-5, 21-39-7, 21-39-9, 21-39-17 and 21-15-21. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	Voted: Yea
Alderman Roy A'. Perkins	Voted: Nay
Alderman Henry Vaughn, Sr.	Voted: Nay

Having received a majority affirmative vote, Mayor Spruill declared the motion passed.

General Fund	001	\$193,971.71
Airport Fund	015	\$35,893.81
Restricted Airport	016	\$63,732.65
Environmental Services	022	\$18,710.36
Modernization Use Tax	120	\$62,035.02
Capital Projects Fund	300	\$10,326.65
Industrial Park Bond	303	\$33,187.93
SS4A Grant Fund	304	\$107,821.70
Main Street Corridor Imp Project	311	\$443,618.49
Parks Capital Project Fund	312	\$218,556.26
Spring/HWY 12 Linkage Tap	313	\$24,351.00
Park And Rec Tourism	375	\$24,266.06
Build Grant MS 182/MLK Corridor	377	\$321,028.23
Starkville Utilities		\$180,842.22
Starkville Water		\$181,708.44
Payroll		\$71,554.11
Grand Total		\$1,991,614.64

18. A MOTION TO GO INTO CLOSED SESSION TO DETERMINE IF THERE IS PROPER CAUSE FOR EXECUTIVE SESSION.

There came for consideration the matter of entering a Closed Session to determine if there is a proper cause for Executive Session. Upon the motion of Alderman Vaughn, seconded by Alderman Brooks, to enter into a Closed Session to determine if there is proper cause for Executive Session, the Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed. The Board entered closed session.

19. A MOTION TO ENTER EXECUTIVE SESSION.

Alderman Sistrunk offered a motion to go into Executive Session for the purpose of discussion of pending litigation. Following a second by Alderman Pochop, the Board voted as follows to enter Executive Session:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed. The Mayor invited the public back in and then announced that the Board had decided to go into Executive Session for the purpose of discussion of pending litigation. The Mayor and Board then went into Executive Session.

20. CONSIDERATION OF A MOTION TO RETURN TO OPEN SESSION.

Alderman Vaughn offered a motion, seconded by Alderman Skinner, to exit Closed Session and return to open session. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed. The Mayor invited the public back in and then announced that the Board had taken no action in closed Session.

21. MOTION TO RECESS UNTIL FEBRUARY 17, 2026 @ 5:30 P.M. IN THE COURT ROOM AT 110 WEST MAIN STREET.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Brooks, for the Board of Aldermen to recess the meeting until February 17, 2026 @ 5:30 at 110 West Main Street in the Court Room of City Hall, the Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, Mayor Spruill declared the motion passed.

SIGNED AND SEALED THIS THE 20th DAY OF JANUARY 2026.

Attest:

D. LYNN SPRUILL, MAYOR

JOANNA MCLAURIN, CITY CLERK



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Mayors Office
AGENDA DATE: February 17, 2026
PAGE: Page 1

SUBJECT: Second public hearing and consideration on the adoption of amending the alcohol ordinance to expand the hours of service on Sunday to begin at 10:00 AM instead of the current 11:00 AM.

SUMMARY: The current authorization for the City of Starkville restaurants is for that service to begin on Sundays at 11:00 AM. As most restaurants open for Sunday brunch at 10:00 this would allow them to provide the full complement of services at the time of opening.

REQUESTING DEPARTMENT: Mayor's Office

FUNDING SOURCE: N/A

FOR MORE INFORMATION CONTACT:

Lynn Spruill @ 662-323-2525 or l.spruill@cityofstarkville.org

SUGGESTED MOTION:

ORDINANCE NO. 2026-01

**AN ORDINANCE AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES,
ARTICLE 4.3.01(D), HOURS OF SALE, TO PROVIDE FOR ADDITIONAL HOURS
OF SALE FOR SUNDAY MORNING TO EXPAND FROM 11:00 AM TO 10:00 AM;
AND FOR RELATED PURPOSES**

**BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE
CITY OF STARKVILLE, MISSISSIPPI:**

WHEREAS, the City of Starkville, Mississippi, is a municipal corporation, organized and existing under the laws of the State of Mississippi; and

WHEREAS, the City of Starkville has determined that the current hours of sale for alcohol on Sundays provide inadequate opportunity for customers of restaurants within the city limits to provide full service brunch options; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has determined and hereby finds that the City of Starkville restaurant businesses would benefit from those additional hours; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has determined and hereby finds that such an extension of sales hours would not be a detriment to any city obligation or services; and

WHEREAS, the proposed extension of hours is allowed by and does not contradict state law, as codified in Miss. Code Ann. §67-3-1 *et seq.*; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has further determined that the proposed expansion would be in the best interests of the City of Starkville to request such extension of hours from the regulatory State of Mississippi authority serving under the Department of Revenue as the Alcohol Beverage Control approval and enforcement for sale of other alcoholic beverages; and

WHEREAS, nothing herein is intended to abrogate the licensing and permitting requirements contained in Miss. Code Ann. §67-3-1 *et seq.*

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF
ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI AS FOLLOWS:**

SECTION 1. ADOPTION OF FINDINGS: The matters, facts and things recited in the above and foregoing Preamble to this Ordinance are hereby adopted as official findings of the Governing Authority of the City of Starkville.

SECTION 2. Section 4.3.01(D) of Starkville's Code of Ordinances is amended as follows:

Hours of sale

No beer or light wine shall be sold for on-premises or off-premises consumption between the hours of 12:00 midnight and 7:00 a.m. on Monday through Wednesday. The legal hours shall be extended on Thursday, Friday, and Saturday nights from 12:00 midnight to 1:00 a.m. No beer or light wine shall be sold for on-premises or off-premises consumption between the hours of 1:00 a.m. and **10:00** a.m. on Sunday and after 12:00 midnight on Sunday night.

SECTION 4. RESERVATION OF RIGHTS : The City reserves the right to modify or repeal this ordinance at any time, with or without notice, by order of the Board of Aldermen.

SECTION 5. REPEAL AND CONFLICTS. All ordinances or parts thereof that address beer and light wine sales and consumption in conflict with this ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE: This ordinance shall be effective upon approval as required by law, execution and publication.

The above and foregoing Ordinance, having been first reduced to writing, was introduced by Alderman _____, seconded by Alderman _____, and adopted by the following roll call vote:

Alderman Kim Moreland Voted:	_____
Alderman Sandra Sistrunk Voted:	_____
Alderman Kyle Skinner Voted:	_____
Alderman W. Mike Brooks Voted:	_____
Alderman William Pochop Voted:	_____
Alderman Roy A’. Perkins Voted:	_____
Alderman Henry Vaughn, Sr. Voted	_____

The Mayor thereby declared the motion carried and the Ordinance adopted, this the _____ day of _____, A.D., 2026.

(SEAL)

ATTEST:

ADOPTED

CITY CLERK_____

MAYOR_____



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 14

SUBJECT:

Public Hearing and consideration of RZ 26-01 a request rezone approximately 27 feet of the rear yard of 611 Spruell Place from TN-E to T-5C.

SUMMARY:

This is a request by Mark Castleberry on behalf of Paula E. Drungole to rezone approximately 27 feet of the rear yard of 611 Spruell Place from TN-E to T-5C with the parcel number 101D-00-328.00. This area is proposed to be incorporated into the existing Cotton Crossing development at 500 Russell Street, which is zoned T-5C. The subject area is part of the "University Urban Renewal- Block 10" subdivision approved by the Board of Aldermen on January 6, 2026. This request will allow for additional parking in the rear of the Cotton Crossing shopping center. The 27 feet is sufficiently sized to allow for parking and the required buffer.

Section 4.3 of the Unified Development Code requires that "district boundary lines shall, to the greatest possible extent, follow lot lines, the centerline of streets, alleys, or highways, or natural boundaries." Leaving the zoning unchanged would conflict with this provision, resulting in an error on the Official Zoning Map. The proposed amendment corrects that error and ensures zoning boundaries align with property lines as required by ordinance.

Amending the zoning designation of this portion of the property to T-5C would align the zoning boundary with the newly established lot line, eliminate the split-zoned condition, and maintain consistency within the Cotton Crossing development. The zoning and use of the remaining portion of the property at 611 Spruell Place would not change, and no changes to the existing residential structure are proposed.

The proposed rezoning also supports the orderly development of the area by allowing accessory parking to serve an existing commercial center in a manner consistent with adopted zoning regulations. This action promotes the public health, safety, and welfare by avoiding nonconforming or irregular zoning patterns and preserving the integrity of the City's zoning map.

The proposed amendment is consistent with the City of Starkville's 2016 Comprehensive Plan, which supports coordinated land use patterns, functional mixed-use development, and zoning practices that reflect established development patterns.

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code.

1. 17 property owners of record within 160 feet of the subject properties were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on January 23, 2026.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one email requesting information about the request.

At the February 10, 2026 Planning and Zoning Commission meeting, the Commission voted unanimously to recommend approval of the request based on error.

REQUESTING**DEPARTMENT:** Community Development**DIRECTOR'S****AUTHORIZATION:****FOR MORE INFORMATION CONTACT:**

Daniel Havelin @ 662-323-2525 ext 3136

Lyle McCaskey @ 662-323-2525 ext 3130

SUGGESTED MOTION:

Move approval of RZ 26-01 a request to rezone approximately 27 feet of the rear yard of 611 Spruell Place from TN-E to T-5C based on error.

ORDINANCE NO. 2026-__

**ORDINANCE OF THE CITY OF STARKVILLE, MISSISSIPPI REZONING 27 FEET OF THE
NORTHERN MOST PORTION OF THE REAR YARD OF 611 SPRUELL PLACE FROM TN-E TO
T-5C WITH THE PARCEL NUMBER 101D-00-328.00**

WHEREAS, the Mayor and Board of Aldermen of the City of Starkville, Mississippi, did hold a duly advertised public hearing concerning the proposed rezoning of the northernmost twenty-seven (27) feet of the rear yard of Lot 19 of Block 10, Urban Renewal Area, Plat Book 4, Page 7, on file in the office of the Chancery Clerk of Oktibbeha County, Mississippi, also known as 611 Spruell Place, as illustrated in Exhibit “A,” from TN-E to T-5C; and

WHEREAS, proof of publication of the notice of said public hearing is attached to the Minutes as Exhibit “B,” and the Mayor and Board of Aldermen find that all notice requirements required by law have been satisfied; and

WHEREAS, the Planning and Zoning Commission considered this matter on February 10, 2026, and made a recommendation to the Mayor and Board of Aldermen; and

WHEREAS, the Mayor and Board of Aldermen have considered the Staff Report for Case RZ 26-01, including all exhibits thereto, the recommendation of the Planning and Zoning Commission, testimony presented at the public hearing, and all other evidence made part of the record of these proceedings; and

WHEREAS, the Mayor and Board of Aldermen find that approval of the previously approved lot split without a corresponding zoning map amendment would result in a split-zoned parcel and create an inconsistency with Section 4.3 of the Unified Development Code, which requires zoning district boundaries to follow lot lines to the greatest extent possible; and

WHEREAS, the Mayor and Board of Aldermen further find that the proposed rezoning constitutes a correction of an error on the Official Zoning District Map and is therefore authorized pursuant to Mississippi Code Annotated § 17-1-17 and the Unified Development Code; and

WHEREAS, the Mayor and Board of Aldermen find that the proposed rezoning is consistent with the City of Starkville 2016 Comprehensive Plan, as amended, in that it promotes coordinated land use patterns, compatibility with adjacent zoning districts, and orderly development; and

WHEREAS, the Mayor and Board of Aldermen find that correcting zoning map inconsistencies and eliminating split-zoned parcels promotes the public health, safety, and welfare of the citizens of Starkville;

NOW THEREFORE BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Starkville, Mississippi:

SECTION 1. The northernmost twenty-seven (27) feet of the rear yard of Lot 19 of Block 10, Urban Renewal Area, as described herein, is hereby rezoned from TN-E to T-5C.

SECTION 2. The Official Zoning District Map of the City of Starkville, Mississippi, is hereby amended to reflect said rezoning, and the Planning Department is authorized to take all necessary actions to update the Official Zoning District Map accordingly.

SECTION 3. This Ordinance shall become effective immediately upon unanimous vote of the Mayor and Board of Aldermen. In the event the vote is not unanimous, this Ordinance shall become effective thirty (30) days after its adoption.

SECTION 4. Said Ordinance having been previously reduced to writing, a motion was made by Alderman _____ and seconded by Alderman _____ to adopt the Ordinance and no request having been made by the Mayor or any member of the Board of Aldermen that said Ordinance be read by the City Clerk before a vote was taken, and reading of such having been waived, said Ordinance was adopted by the vote of the Board of Aldermen, the results being as follows:

Alderman Kim Moreland	Ward 1	Voted: _____
Alderman Sandra C. Sistrunk	Ward 2	Voted: _____
Alderman Kyle Skinner	Ward 3	Voted: _____
Alderman Mike Brooks	Ward 4	Voted: _____
Alderman William Pochop	Ward 5	Voted: _____
Vice Mayor Roy A'. Perkins	Ward 6	Voted: _____
Alderman Henry N. Vaughn, Sr.	Ward 7	Voted: _____

ORDAINED AND APPROVED, this the 17th day of February, 2026, at the Recess Meeting of the Mayor and Board of Aldermen of the City of Starkville, Mississippi.

City of Starkville, Mississippi

D. Lynn Spruill, Mayor

ATTEST:

Joanna McLaurin, City Clerk

Exhibit A



0 100 200 400 Feet



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Exhibit B

AFFP

RZ 26-01 Cotton Crossing

Affidavit of Publication

STATE OF MISSISSIPPI }
COUNTY OF OKTIBBEHA }

SS

Two public hearings will be conducted by the City of Starkville to consider a request by Mark Castleberry on behalf of Paula E. Drungole rezoning a portion of the rear of the property located at 611 Spruell Place from TN-E to T-5C. The portion subject to the rezoning is described as follows:

John W. Bane, Jr., being duly sworn, says:

That he is Classified Clerk of the Starkville Daily News, a daily newspaper of general circulation, printed and published in Starkville, Oktibbeha County, Mississippi; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

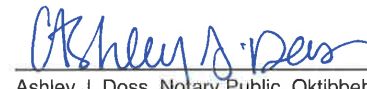
January 23, 2026

That said newspaper was regularly issued and circulated on those dates.

SIGNED:


Classified Clerk

Subscribed to and sworn to me this 23rd day of January 2026.


Ashley J. Doss, Notary Public, Oktibbeha County,
Mississippi

My commission expires: October 21, 2028

Portion of Lot 19 for Rezoning

The following description is based on the Mississippi State Plane Coordinate System, East Zone, NAD 83, grid values, US Feet, using a scale factor of 0.999950087910 and a grid to geodetic azimuth angle of (+) 00 degrees 00 minutes 57.02 seconds developed at the approximate center of the following described parcel.

Commencing at a set 1/2" rebar at the Northwest corner of Lot 3, Block 10 of University Urban Renewal Area, City of Starkville, Mississippi; thence South 80 degrees 31 minutes 59 seconds East, along the South right of way of Russell Street, a distance of 339.20 feet to a set 1/2" rebar; thence, leaving South right of way, South 00 degree 31 minutes 10 seconds East a distance of 164.88 feet to a set 1/2" rebar; thence North 80 degrees 26 minutes 44 seconds West a distance of 120.57 feet to a set 1/2" rebar, said point being the Point of Beginning of the herein described parcel; thence South 01 degree 07 minutes 52 seconds East a distance of 25.40 feet to a set 1/2" rebar; thence North 81 degrees 00 minutes 40 seconds West a distance of 152.64 feet to a set 1/2" rebar; thence North 00 degrees 49 minutes 19 seconds West a distance of 25.37 feet to a set 1/2" rebar; thence South 81 degrees 00 minutes 40 seconds East a distance of 152.50 feet to the Point of Beginning, containing +/-0.09 acres, (3814 sq ft) more or less, and lying in Lot 19 of Block 10, University Urban Renewal Area, Plat Book 4, Page 7, on file at the Chancery Clerk's Office, Starkville, Mississippi.

The 1st public hearing with the Planning and Zoning Commission will be held February 10, 2026, at 5:30 P.M. in the Courtroom of City Hall located on the first floor at 110 West Main Street, Starkville, Mississippi.

If recommended for approval or denial, the 2nd public hearing with the Mayor and Board of Aldermen will be held February 17, 2026, at 5:30 P.M. in the Courtroom of City Hall located on the first floor at 110 West Main Street, Starkville, Mississippi.

At the hearings, interested parties may appear and be heard with respect to this request. Copies of the request are available at City Hall in the Community Development Department and may be inspected by the public during normal business hours.

Daniel Havelin, City Planner

Lyle McCaskey, Assistant City Planner

00000131 00108631 662-323-4961

Joanna McLaurin
City of Starkville (SDN)
110 West Main Street
Starkville, MS 39759

State of Mississippi
Ashley J. Doss, Notary Public
Clay County
My Commission Expires 10-21-2028
Commission Number 493429



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of RZ 26-01 a request rezone approximately 27 feet of the rear yard of 611 Spruell Place from TN-E to T-5C.
Date: February 10, 2026

The purpose of this report is to provide information regarding a rezoning request by Mark Castleberry on behalf of Paula E. Drungole to rezone approximately 27 feet of the rear yard of 611 Spruell Place from TN-E to T-5C with the parcel number 101D-00-328.00. Please see attachments 1- 3.

REASON FOR AMENDMENT

Pursuant to Miss. Code Ann. § 17-1-17 and the Unified Development Code, the Official Zoning District Map may be amended only when one or more of the following conditions prevail:

- A. Error. There is an error in the Code and a need to correct the error.
- B. Change in conditions. A change in the neighborhood has occurred to such an extent as to justify the proposed rezoning and there is a public need for the proposed rezoning.

The applicant requests rezoning of approximately 27 feet of the rear portion of the property located at 611 Spruell Place from TN-E (Traditional Neighborhood - Existing) to T-5C. This area is proposed to be incorporated into the existing Cotton Crossing development at 500 Russell Street, which is zoned T-5C.

The primary basis for this request is the correction of a zoning map inconsistency. A final plat with a lot split was approved by the Board of Aldermen on January 6, 2026, which would result in the parcel being split-zoned if the zoning map is not amended. Section 4.3 of the Unified Development Code requires zoning district boundaries to follow lot lines to the greatest extent possible. Allowing the lot to remain split-zoned would conflict with this requirement and create an error on the Official Zoning Map with a need to correct the error.

Amending the zoning designation of this portion of the property to T-5C would align the zoning boundary with the newly established lot line, eliminate the split-zoned condition, and maintain consistency within the Cotton Crossing development. The zoning and use of the remaining portion of the property at 611 Spruell Place would not change, and no changes to the existing residential structure are proposed.

The proposed rezoning also supports the orderly development of the area by allowing accessory parking to serve an existing commercial center in a manner consistent with adopted zoning regulations. This action promotes the public health, safety, and welfare by avoiding nonconforming or irregular zoning patterns and preserving the integrity of the City's zoning map.

The proposed amendment is consistent with the City of Starkville's 2016 Comprehensive Plan, which supports coordinated land use patterns, functional mixed-use development, and zoning practices that reflect established development patterns.

NOTIFICATION

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code.

1. 17 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on January 23, 2026.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one email requesting information about the request.

CONDITIONS OF APPROVAL

The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a Rezoning shall run with the land and shall be binding upon the applicants, their heirs, and/or successors. (Section 3.1.3.M).

Attachment 1- RZ 26-01 Aerial

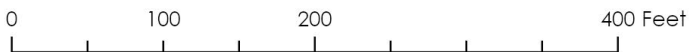
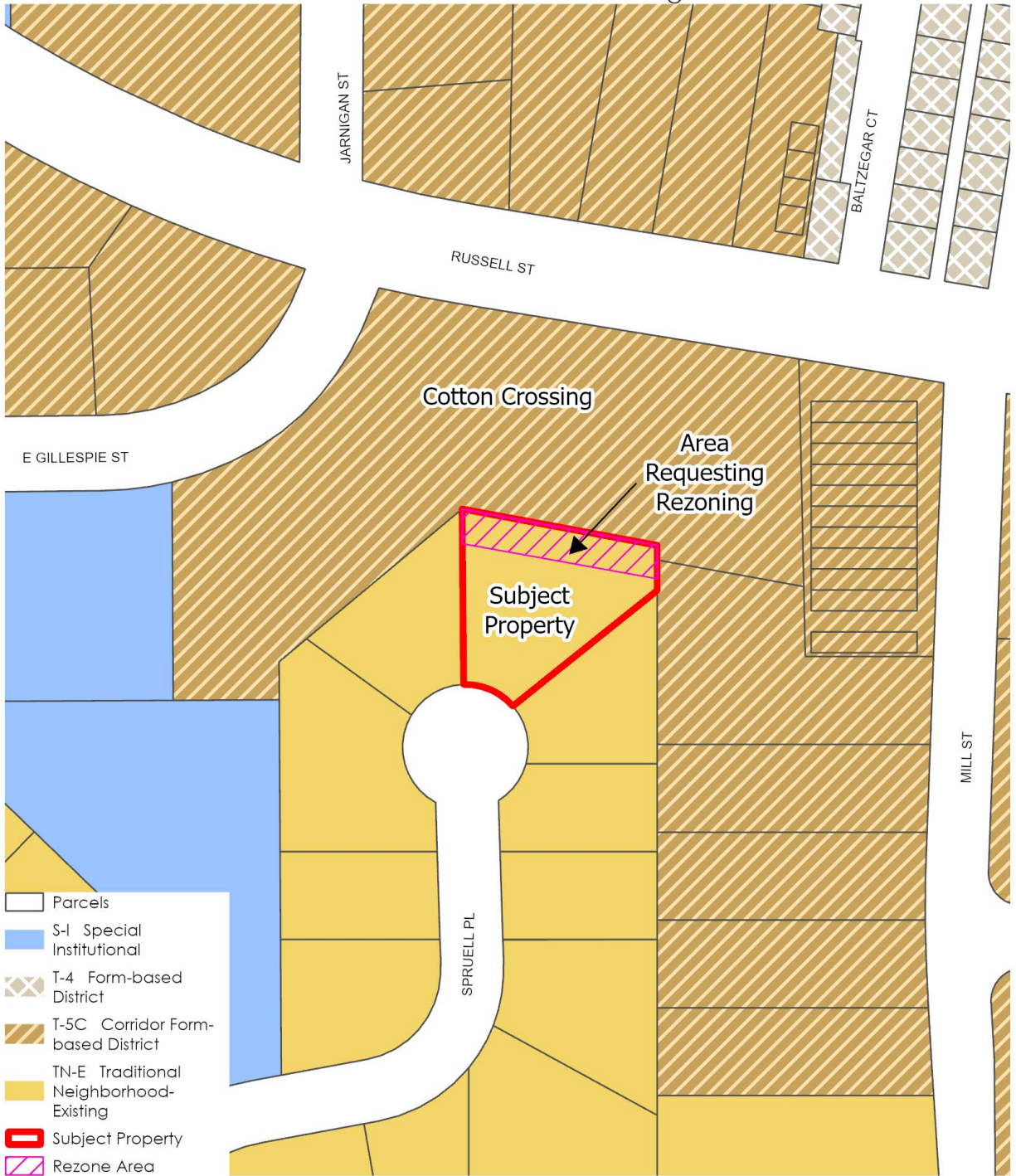


0 100 200 400 Feet



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 2- RZ 26-01 Zoning



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 3- Comparison between the allowed uses

USE CHART- Sec. 13.3

Residential Use Districts	Form-Based Districts
TN-E	T-5C

P = Permitted Use A= Permitted Use with Additional Standards
 UE = Use Exception SE = Special Exception -- =Not Permitted

Residential		
Dwelling, Detached sec.13.5.1	P	--
Dwelling, Accessory Unit sec.13.5.2	SE	--
Dwelling, Attached Duplex sec.13.5.3	SE	--
Dwelling, Attached Triplex sec.13.5.4	--	SE
Dwelling, Townhouse/ Rowhouse sec.13.5.5	SE	--
Dwelling, Multiplex sec.13.5.6	--	--
Dwelling, Apartment sec.13.5.7	--	--
Dwelling, Manufactured and Modular Home sec.13.5.8	--	--
Home Occupations sec.13.5.9	A	A
Mixed-Use Building sec.13.5.10	SE	P
Residential First Floor sec.13.5.11	P	SE
Institutional		
Assisted Living Facility sec.13.6.1	--	--
Care Centers sec.13.6.2	--	--
Care Home sec.13.6.3	A	--
Cemetery sec.13.6.4	--	--
Community and Civic Associations sec.13.6.5	--	UE SE
Convalescent, Rest, and Nursing Homes sec.13.6.6	--	--
Educational Facilities	--	--

sec.13.6.7		
Fraternity and Sorority House sec.13.6.8	--	--
Group Care Home or Facility sec.13.6.9	--	--
Hospital sec.13.6.10	--	--
Life Care Communities sec.13.6.11	--	--
Municipal Buildings and Facilities sec.13.6.12	UE SE	UE SE
Parks, Open Space, and Greenways sec.13.6.13	P	P
Places of Worship sec.13.6.14	UE SE	UE SE
Public Buildings and Facilities sec.13.6.15	UE SE	UE SE
Commercial		
Adult Oriented Business sec.13.7.1	--	--
Animal Boarding Facilities sec.13.7.2	--	--
Animal Hospital, Clinic, or Grooming Facility sec.13.7.3	SE	A
Banks and Financial Institutions sec.13.7.4	--	A
Bed and Breakfast Establishments sec.13.7.5	UE SE	A
Car Title Loan, Payday Advance, or Loan Business sec.13.7.6	--	--
Conference and Convention Center sec.13.7.7	--	UE SE
Convenience Store and Gas Station sec.13.7.8	--	--
Convenience Store and Truck Stop sec.13.7.9	--	--
Eating & Drinking Establishments sec.13.7.10	UE SE	A
Food Truck sec.13.7.11	UE	A
Hotels, Motels, or Inns sec.13.7.12	--	P
Small Batch Distilleries sec.13.7.13		UE SE

Mini-Storage sec.13.7.14	--	--
Mortuaries & Funeral Homes sec.13.7.15	--	--
Offices- Medical sec.13.7.16	--	A
Offices- Professional sec.13.7.17	UE SE	P
Recreational and Entertainment: Indoors - Commercial sec.13.7.18	--	A
Recreational and Entertainment: Outdoors - Commercial sec.13.7.19	--	--
Private Recreational Clubs or Facility sec.13.7.20	--	--
Recreational Vehicle Park sec.13.7.21	--	--
Retail Sales and Services- Inside Only sec.13.7.22	UE SE	A
Retail Sales and Services- with Outside Displays sec.13.7.23	--	UE SE
Studios - Art, Craft, Music, Dance, and Fitness sec.13.7.24	UE SE	A
Theaters sec.13.7.25	--	A
Vehicle Repair and Maintenance sec.13.7.26	--	--
Industrial		
Airport sec.13.8.1	--	--
Heliport sec.13.8.2	--	--
Borrow Pit, Soil Fill Site, and Soil Storage Site sec.13.8.3	--	--
Landfill sec.13.8.4	--	--
Manufacturing and Industrial Heavy sec.13.8.5	--	--
Manufacturing and Industrial Light sec.13.8.6	--	--
Mining and Quarrying sec.13.8.7	--	--
Outdoor Storage sec.13.8.8	--	--

Research and Development Facilities sec.13.8.9	--	--
Salvage Yard sec.13.8.10	--	--
Trades and Skilled Services sec.13.8.11	--	--
Warehousing, Distribution, & Wholesale Services sec.13.8.12	--	--
Other		
Accessory Use or Structure (excluding dwellings) sec.13.9.1	A	A
Agriculture and Forestry sec.13.9.2	A	--
Firing Range sec.13.9.3	--	--
Parking Lots and Garages sec.13.9.4	--	SE
Telecommunication Facilities sec.13.9.5	SE	SE
Temporary Uses sec. 13.9.6	A	A
Portable Telecommunication Facilities sec.13.9.7	A	A
Special Event Facility sec.13.9.8	SE	A
Small Cell Telecommunication Facilities sec.13.9.9	P	P



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 7

SUBJECT:

Public Hearing and consideration of SE 26-02 a request for Special Exception to allow for a dwelling, accessory unit at 927 Barnett Drive in an SD-2 zoning district.

SUMMARY:

This is a Special Exception request by John Lacy to allow for a Dwelling, Accessory Unit at 927 Barnett Drive in an SD-2 zoning district with the property #102H-00-066.00. The applicant is requesting a Special Exception to allow an existing accessory structure located at the rear of the property to continue to function as an Accessory Dwelling Unit (ADU) and to permit the installation of a separate electrical meter to serve that structure. According to tax records, the structure contains approximately 462 square feet, is listed as a residential use, and was constructed around 1970. The structure has historically functioned as a small residential dwelling that is accessory to the principal residence on the lot. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for "Dwelling, Accessory Unit" in a SD-2 zoning district. The proposed use is an existing legal non-conformity. The addition of separate electrical service is an expansion of that use. Therefore, the request will be reviewed as a Special Exception. Section 3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use. The proposed location and layout of the structure meets the dimensional standards for that zoning district and the additional standards for that use.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

1. 7 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on January 23, 2026.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one email requesting information about the request.

At the February 10, 2026, Planning and Zoning Commission Meeting, the Commission voted unanimously to recommend approval of the request.

REQUESTING DEPARTMENT: Community Development- Planning Department

FOR MORE INFORMATION CONTACT:

Daniel Havelin @ 662-323-2525 ext 3136 or d.havelin@cityofstarkville.org
Lyle McCaskey @ 662-323-2525 ext 3130 or l.mecaskey@cityofstarkville.org

SUGGESTED MOTION:

Move approval of Special Exception request SE 26-02 to allow for a dwelling, accessory unit at 927 Barnett Drive.



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 26-02 a request for Special Exception to allow for a dwelling, accessory unit at 927 Barnett Drive in an SD-2 zoning district.
Date: February 10, 2026

The purpose of this report is to provide information regarding a Special Exception request by John Lacy to allow for a Dwelling, Accessory Unit located at 927 Barnett Drive in a SD-2 zoning district with the property #102H-00-066.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

The applicant is requesting a Special Exception to allow an existing accessory structure located at the rear of the property to continue to function as an Accessory Dwelling Unit (ADU) and to permit the installation of a separate electrical meter to serve that structure. According to tax records, the structure contains approximately 462 square feet, is listed as a residential use, and was constructed around 1970. The structure has historically functioned as a small residential dwelling that is accessory to the principal residence on the lot.

Based on available information, the use of the structure as an accessory dwelling unit is considered a legal nonconforming use. As such, the structure may continue to be used as an ADU in its current state. However, changes that expand or intensify a nonconforming use, such as the installation of a separate electrical meter, require additional approval. A separate meter formalizes the use as an independent dwelling.

The property is located in the SD-2 zoning district. The Use Chart in Section 13.3 of the Unified Development Code identifies "Dwelling, Accessory Unit" as a use that requires either a Special Exception.

While the Unified Development Code allows ADUs subject to approval, the purpose of this request is not to establish a new residential use, but rather to formally recognize and regulate an existing legal nonconforming ADU so that it may remain in compliance with current zoning standards.

Section 13.5.2 of the Unified Development Code establishes standards for accessory dwelling units. The structure's footprint of approximately 462 square feet is below the maximum size allowed for an accessory dwelling unit. Only one accessory dwelling unit is proposed on the lot. The structure functions as a complete living space with kitchen and bathroom facilities, meeting the definition of an accessory dwelling unit.

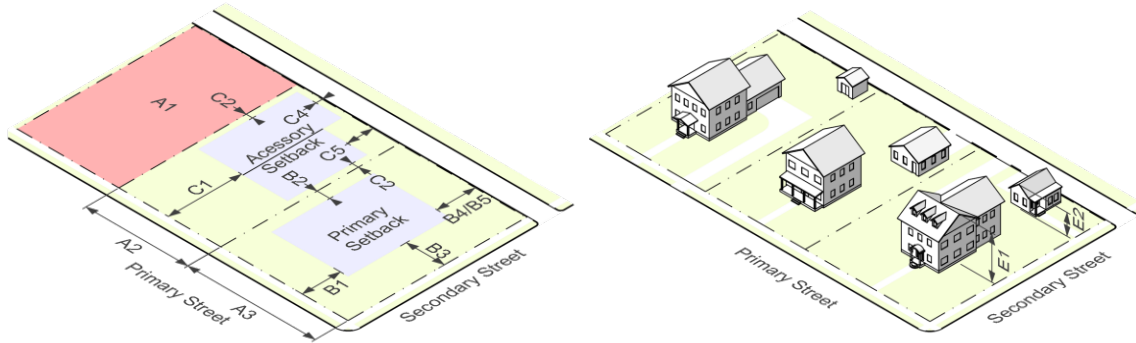
Approval of this request would not increase residential density on the property. Instead, it would formally recognize an existing ADU and provide a clear regulatory framework for its continued use. This action would reduce ambiguity regarding the status of the structure and ensure that future property owners are subject to the same conditions and limitations.

Based on the standards in Section 13.5.2 and the criteria for Special Exception approval in Section 3.4.1, staff recommends approval of the Special Exception.

Section 13.5.2 Dwelling, Accessory Unit

- A. Definition:** A residential structure containing one (1) dwelling unit that is auxiliary to the principal dwelling unit(s) on the same lot and that have an independent means of entry into the dwelling unit. This includes, but is not limited to dwelling units in guest houses, pool houses, carriage houses, and garage apartments above or beside a garage. An accessory structure shall be considered an accessory dwelling if it includes all of the following: kitchen area, full bathroom, electricity, and is heated or cooled.
- B. Parking:** One (1) parking space per bedroom for all new construction.
- C. Loading:** Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.
- D. Additional Standards:**
1. An accessory dwelling unit footprint cannot exceed fifty percent (50%) of the footprint of the principal dwelling or six hundred (600) square feet, whichever is less.
 2. There can be no more than two (2) bedrooms per accessory dwelling unit and only one (1) accessory dwelling unit per lot.
 3. An accessory dwelling unit must be a complete living space with both kitchen and bathroom facilities.
 4. No more than two adults may reside in an accessory dwelling unit.
 5. The design of the accessory dwelling unit shall be in harmony with the principal dwelling in regards to massing, materials, and location.
 6. A home occupation is allowed within an accessory dwelling with proper approvals.
 7. See zoning district general provisions for density requirements and other standards.
 8. See zoning district base dimensional standards for location, setbacks, and height requirements.

Section 6.3.4. Base Dimensional Standards



Detached and Attached Duplex Dwelling	
A. Lot Dimensions	SD-2
A1 Lot size per unit in sq. ft (min.)	17500
A2 Lot width (min.)	100'
A3 Lot width at corner (min.)	100'
C. Accessory Dwelling Unit/Structure Setbacks	
C1. Front setback	Behind rear wall of principal building
C2. Side Setback	5' minimum
C4. Rear Setback	5', minimum of 10' from any structure

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening,

landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.

6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

NOTIFICATION

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

1. 7 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on January 23, 2026.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one email requesting information about the request.

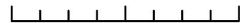
CONDITIONS OF APPROVAL

Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1
SE 26-02 Aerial

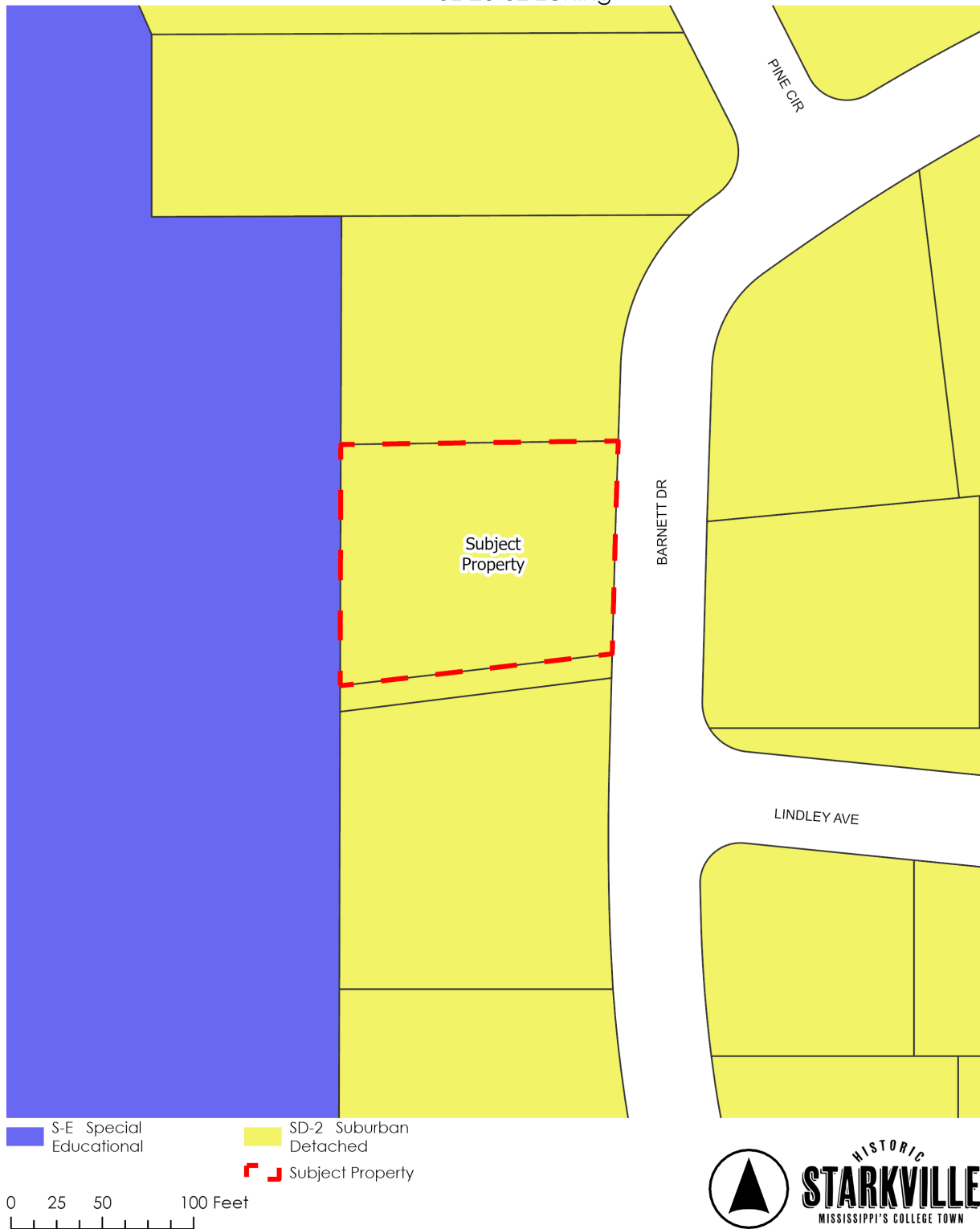


 Subject Property

0 25 50 100 Feet




Attachment 2
SE 26-02 Zoning





**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 17

SUBJECT:

Public Hearing and consideration of SE 26-03 a request for Special Exception to allow for a Recreational Vehicle Park at southeast corner of the intersection of Old West Point Road and East Garrad Road within a C zoning district.

SUMMARY:

This is a Special Exception request by HPM Development LLC to allow for a Recreational Vehicle Park at southeast corner of the intersection of Old West Point Road and East Garrad Road within a C zoning district with the property #117F-00-002.09.

The applicant is requesting a Special Exception to allow the development of a Recreational Vehicle (RV) Park in C zoning district. The conceptual plan illustrates approximately 72 RV spaces; however, this number may change during the official site plan review process. The subject property is approximately 13.5 acres and consists of Lot 4, Lot 5, and a platted right-of-way within the HPM Development, LLC & Joseph A. Gillis subdivision, which was approved by the Board of Aldermen on November 17, 2015.

The proposed RV Park includes a new public road connection between Parker McGill Road and Old West Point Road. Private internal drives serving individual RV pads. Common amenities including pickleball courts, a pavilion, and a shower/restroom facility. If individual RV pads are proposed to be sold in the future, the development would be required to be platted as a Condominium Plat in accordance with Section 3.13.1 of the Unified Development Code and applicable state laws.

The subject property is located within the C zoning district. The Unified Development Code permits Recreational Vehicle Parks in this zoning district only with approval of a Special Exception, provided all applicable standards and criteria are met.

The site contains several physical constraints that limit the feasibility of more intensive traditional commercial development. Approximately 45% of the site is located within a floodplain with the entire northern property line located within a designated floodway. Approximately 15% of the site contains steep slopes along the southern portion that are in excess of 20%. A 150-foot-wide TVA power easement runs north to south through the site and occupies approximately 23% of the property, within which no buildings are permitted

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

1. 14 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on January 23, 2026.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office had one in office visit requesting additional information and one email received the day after the Planning & Zoning Commission meeting (Attachment A).

At the February 10, 2026, Planning and Zoning Commission Meeting, the Commission voted unanimously to recommend approval of the request with the following three conditions:

1. Physical screening of the RV Park from Old West Point Road and East Garrard Road with a combination of landscaping, berms, and fencing.
2. Covenants restricting the placement of any accessory structures on individual RV sites.
3. Any outdoor lighting shall be shielded from view from surrounding properties.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 45

SUBJECT:

Second Public Hearing and possible consideration for amending the Unified Development Code.

SUMMARY:

The Unified Development Code was adopted on December 19, 2019, and last amended on November 19, 2024. The proposed amendments are as follows:

Proposed Revisions to the Unified Development Code February 2026		
Section Number	UDC Section Number	Description of Revision
1	3.1.3.A	Corrected numbering error. 3.1.3.B should be 3.1.3. A.1
2	3.4.1.E	Added language to site plan criteria for site plan review only if required or request by City Planner
3	3.6.1.Q.4	Added administrative adjustment for access management
4	3.9.2.F	Added site plan requirements for phased projects. Even if the first phase by itself doesn't trigger site plan review. Allow for some requirements to be waived in the first phased.
5	3.9.4.B.2	Added requirement to include existing trees within building setback at that are 10" or above in diameter on survey for site plan review
6	3.19.6	Added language to Stop Work Orders so that City Planner can issue. Adding the ability to stop the entire project not just a specific part.
7	13.5.7.D	Revised unit density requirements for the use of Apartments in C and CN zoning districts to match in both section 6.3 and 13.5.7.D. Proposed change is to 1 per 2100 for both sections.
8	13.7.10.D.3	Added setback requirements for restaurants and retail with overhead canopies. Set requirement similar to gas stations.
9	13.7.11.D	Added requirements for food trucks connecting to utilities.
10	13.7.14.D	Added requirements for outdoor storage as part of the use of ministorage
11	14.3	Removed language about site plan review
12	14.15.2.F	Corrected reference to Starkville Code of Ordinances, chapter 98, and updated Utility Easement requirement for Condominium Plats
13	14.16	Added new section on Architectural Variety. Require variation in facades for single detached dwelling and duplexes in platted subdivisions
14	17.2.1	Updated International Building Code, Existing Building Code, Residential Code, Fire Code, Mechanical Code, Fuel Gas Code, Property Maintenance Code, and Swimming Pool and Spa Code from the 2021 to 2024 version. Updating the National Electrical Code from the 2020 to 2023 version.
15	17.2.2	Updated the "Deletions, Additions, and Modifications to Adopted Technical Codes"
16	17.3.1	Updated permit requirements for roofing (over \$2500 that is not a repair)
17	17.6.8.d	Updated the "Thermal environment" section of the Rental Housing Standards for Heating and adding requirements for Cooling. These requirements also conform to Property Maintenance Code update.

The First public hearing with the Board of Aldermen was held on February 3, 2026. The Public Hearings were advertised in the Starkville Daily News on January 13, 2026, and January 27, 2026.

FOR MORE INFORMATION CONTACT:

Daniel Havelin @ 662-323-2525 ext. 3136 or d.havelin@cityofstarkville.org

Lyle McCaskey @ 662-323-2525 ext. 3130 or l.mecaskey@cityofstarkville.org

ORDINANCE NO. 2026-__

**ORDINANCE OF THE CITY OF STARKVILLE, MISSISSIPPI FOR AMENDING
THE UNIFIED DEVELOPMENT CODE**

WHEREAS, the Mayor and Board of Aldermen of the City of Starkville, Mississippi, held public hearings as described in the proof of publication of the notices of hearings, which are appended to the Minutes, in connection with proposed amendments to the Unified Development Code; and

WHEREAS, the Mayor and Board of Aldermen find and determine that notice of said public hearings was duly and properly given as required by law; and

WHEREAS, based upon the review and recommendations of City staff, and input received from citizens and other interested parties, the City of Starkville finds the need to amend certain provisions of the Unified Development Code; and

WHEREAS, the proposed amendments revise and clarify procedures, standards, and requirements related to zoning map amendments, special exceptions, administrative adjustments, site plan and infrastructure plan review, use standards, development standards, enforcement provisions, permitting requirements, the adoption and modification of applicable technical codes, and rental housing code; and

WHEREAS, the Mayor and Board of Aldermen further find that the proposed amendments promote the public health, safety, and general welfare of the City, provide greater clarity and consistency in the administration of the Unified Development Code, and support orderly growth and development; and

WHEREAS, Mississippi Code Annotated § 21-17-5 and other applicable provisions of state law authorize the City of Starkville to adopt and amend ordinances governing municipal affairs, including land use and development regulations;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Starkville, Mississippi:

SECTION 1. That Sections 3, 6, 13, 14, and 17 of the Unified Development Code of the City of Starkville shall be amended as provided herein below.

SECTION 2. Said Ordinance having been previously reduced to writing, a motion was made by Alderman _____ and seconded by Alderman _____ to adopt the Ordinance and no request having been made by the Mayor or any member of the Board of Aldermen that said Ordinance be read by the City Clerk before a vote was taken, and reading of such having been waived, said Ordinance was adopted by the vote of the Board of Aldermen, the results being as follows:

Alderman Kim Moreland	Ward 1	Voted: _____
Alderman Sandra C. Sistrunk	Ward 2	Voted: _____
Alderman Kyle Skinner	Ward 3	Voted: _____
Alderman Mike Brooks	Ward 4	Voted: _____
Alderman William Pochop	Ward 5	Voted: _____
Vice Mayor Roy A'. Perkins	Ward 6	Voted: _____
Alderman Henry N. Vaughn, Sr.	Ward 7	Voted: _____

ORDAINED AND APPROVED, this the 17th day of February 2026, at the Recess Meeting of the Mayor and Board of Aldermen of the City of Starkville, Mississippi.

City of Starkville, Mississippi

D. Lynn Spruill, Mayor

ATTEST:

Joanna McLaurin, City Clerk

Proof of Publication

AFFP

UDC - Notice - BOA Rev 13

Affidavit of Publication

STATE OF MISSISSIPPI } SS
COUNTY OF OKTIBBEHA }

John W. Bane, Jr., being duly sworn, says:

That he is Classified Clerk of the Starkville Daily News, a daily newspaper of general circulation, printed and published in Starkville, Oktibbeha County, Mississippi; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

January 13, 2026, January 27, 2026

The City of Starkville Board of Aldermen will conduct two public hearings to consider updates to the Unified Development Code. The amendments include, but are not limited to, updating administrative adjustments, site plan requirements, stop-work orders, Use Standards, Development Standards, and the Building and Housing Code.

The proposed changes update site plan review procedures for phased projects and introduce new architectural variety requirements for residential subdivisions. Additionally, the amendments strengthen enforcement capabilities regarding the issuance of stop-work orders, update requirements for food trucks and storage facilities, and bring all technical codes for commercial and residential construction up to current versions. The sections affected by this update include, but are not limited to, Sections 3, 6, 13, 14, and 17.

The Board of Aldermen will hold the first public hearing on February 3, 2026, and the second public hearing (including possible consideration) on February 17, 2026. Both hearings will be held at 5:30 pm in the courtroom on the 1st floor of City Hall at 110 West Main Street in Starkville, Mississippi.

Interested parties may appear and be heard at these hearings. A digital version of the draft will be available on the City's website at <https://cityofstarkville.org/156/Planning-Department> prior to the hearings. During normal business hours, the public may also review a printed copy in the Community Development Department at City Hall.

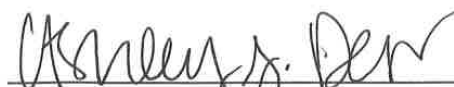
For more information, please contact Daniel Havelin, City Planner, or Lyle McCaskey, Assistant City Planner

That said newspaper was regularly issued and circulated on those dates.

SIGNED:


Classified Clerk

Subscribed to and sworn to me this 27th day of January 2026.

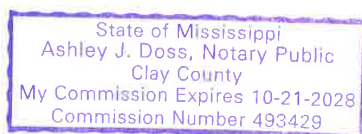


Ashley J. Doss, Notary Public, Oktibbeha County, Mississippi

My commission expires: October 21, 2028

00000131 00108575 662-323-4961

Joanna McLaurin
City of Starkville (SDN)
110 West Main Street
Starkville, MS 39759



SECTION 1: AMENDMENT “3.1.3 Amendment Procedure” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.1.3 Amendment Procedure

Amendments to this zoning map may be initiated by the City of Starkville, by the Planning and Zoning Commission, or by any person, firm, or corporation.

- A. **Application.** All applications for rezoning shall be in the form required and provided by the City Planner. Completed application packages are due by 5:00 p.m. on the deadline date as set forth by the approved Planning and Zoning Commission schedule. Such applications shall be submitted to the City Planner together with the fee established by resolution of the Mayor and Board of Aldermen. A “completed application” shall include the application form, the applicable fee, a legal description of the subject property, letter of authorization if required, and all supplemental information necessary to render determinations related to the rezoning request including:
1. **Interest and ownership.** The applicant’s name, address, and interest in the application, the concurrence of the owner or owners of the entire land area, and structures to be included within the proposed district.
 2. **Plat.** The plat of the land area which is proposed for amendment being affected, legal description of the property, and the proposed zoning classification of the area.
 3. **Applicant statement.** A statement explaining the reason for the proposed amendment based on either error with a need to correct the error or change in condition and need that would be corrected by the proposed amendment.
- B. **Administrative examination.** Upon receipt of an application for a zoning amendment, the City Planner shall examine, or cause to be examined, the application and shall make such investigation into the proposed zoning amendment as is necessary. If the application is determined to be complete, the City Planner shall place the item on the agenda for the Commission. The date the item will be heard by the commission shall be determined by the Planning and Zoning Commission schedule.
- C. **Public hearing.** Upon receipt of a completed application for a rezoning by the City Planner, the Planning and Zoning Commission shall hold a public hearing in accordance with the procedures established in this section. The Commission shall recommend approval with or without conditions or deny the request. If recommended for approval or denial, the request will then be scheduled for a public hearing for the Mayor and Board of Aldermen.
- D. **Notice and public hearing procedure for a rezoning.** In considering and acting upon applications for a rezoning, the following procedures shall be observed:
1. **Mailing of notices.** The City Planner shall mail notices at least fifteen (15) calendar days prior to the scheduled public hearing, setting forth the time, place and purpose of the public hearing to all owners of real property within a minimum of one hundred sixty (160) feet of the boundaries of the land upon which the rezoning is requested. For the purpose of notice requirements to nearby owners of real property, the names and addresses of the owners shall be deemed to be those on the current tax records of Oktibbeha County. The failure of any owner required by this section to be notified by mail sent to the address on the current tax records of Oktibbeha County shall not invalidate or otherwise have any effect on the recommendation or final decision of any application.

2. **Legal ad.** A legal ad shall be placed in the newspaper of record for Starkville at least fifteen (15) calendar days prior to the scheduled public hearing with the following information: governing body to hear the request, date of the hearing, time of the hearing, the location of the hearing, reason for the request, and a legal description of the property per Mississippi Code Title § 17-1-17.
 3. **Posting.** A sign shall be placed on the subject property in a conspicuous location at least fifteen (15) calendar days prior to the public hearing, notifying the general public of the request.
- E. **Applicant to pay costs.** All costs of notification shall be paid by the applicant. An application will not be considered complete until the application fee has been paid. Costs which exceed that paid at the time of application shall be billed and paid by the applicant prior to the public hearing by the Planning and Zoning Commission and/or Board of Aldermen.
 - F. **Appearance and presentation.** At any public hearing upon any matter subject to the provisions of this article, the applicant seeking the rezoning and any other party desiring to be heard upon the application may appear in person, by agent, or by attorney. The applicant shall be entitled to make a presentation and at the conclusion of presentations or statements by all other parties, shall be entitled to offer a statement in rebuttal if desired. The chairman of the Planning and Zoning Commission shall, at the commencement of the hearing upon each application or at any time during such hearing, require that parties desiring to make a presentation identify themselves and may specify the time to be allowed each such party within which to make such a presentation.
 - G. **Action.** If approval or denial is recommended by the Planning and Zoning Commission, that recommendation and any specific conditions for approval shall be forwarded to the Mayor and Board of Aldermen for their binding decision.
 - H. **Appeal.** Parties aggrieved by the final decision of the Mayor and Board of Aldermen, may appeal to a court of competent jurisdiction pursuant to state statute.
 - I. **Effect of protest by neighbors.** In case of a protest against such change signed by the owners of twenty percent (20%) or more, either of the area of the lots included in such proposed change, or of those immediately adjacent to the rear thereof, extending one hundred sixty (160) feet therefrom or of those directly opposite thereto, extending one hundred sixty (160) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fifths (?) of the members of the legislative body of such municipality or county who are not required by law or ethical considerations to recuse themselves.
 - J. **Conditions of approval.** The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a Rezoning shall run with the land and shall be binding upon the applicants, their heirs, and/or successors.
 - K. **Reapplication.** Reapplication for the same piece of property requesting the same type zoning cannot be made within one (1) year from the date the application was originally denied by the Planning and Zoning Commission and/or the Board of Aldermen.

SECTION 2: AMENDMENT “3.4.1 Criteria For Special Exception Review And Approval In All Zoning Districts” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.4.1 Criteria For Special Exception Review And Approval In All Zoning Districts

- A. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
- B. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
- C. **Immediate neighborhood impact.** The proposed structure and use are not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
- D. **Availability of public services.** The proposed structure and use are adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
- E. **Site plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission only if the proposed development meets the requirements for site plan review and/or is required or requested by the City Planner. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
- F. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
- G. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
- H. **Additional standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

SECTION 3: AMENDMENT “3.6.1 Adjustments” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.6.1 Adjustments

Only the following requirements and the amounts stated are to be considered for administrative adjustments:

A. **Lot Coverage.**

Increase of up to five (5) percent of the maximum building coverage allowance.

B. **Building Setback**

1. **Setbacks in form-based districts**

- a. Increase of up to five (5) feet of a required maximum front or side setback adjacent to street.
- b. Decrease of up to two (2) feet of a required minimum front or side setback adjacent to street.

2. **Setbacks in non-form-based districts**

- a. Increase of up to five (5) feet of a required maximum front, side, or rear setback adjacent to a street if a minimum distance of ten (10) feet from any adjacent structure is maintained.
- b. Decrease of up to two (2) feet of a required minimum front, side, or rear setback adjacent to a street if a minimum distance of ten (10) feet from any adjacent structure is maintained.

C. **Lot Frontage Buildout**

1. Decrease of up to ten (10) percent of the lot frontage buildout requirement at the front or side setback adjacent to street.
2. For existing lots, the minimum decrease necessary to allow the applicant to meet the required side setbacks

D. **Minimum Lot Width.** A decrease of up to five (5) feet for any existing lot within a TN-E or MDU-9 zoning district from the minimum lot width requirements for a residential or mixed-use development

E. **Access Drives and Driveway Width**

1. Increase of up to five (5) feet of the maximum driveway width for shared driveways serving multiple units or when fire service cannot be provided from the street.
2. Increase the width of a driveway up to a maximum width of 30 feet for lots located within a SD-2 or SD-6 zoning district when accessing a garage or carport with three or more car bays.
3. Increase in minimum curb radii for industrial or other similar uses when the applicant provides engineering documentation including truck turning templates that necessitate a larger radius for the curb return

F. **Required Amount of Parking.** Increase or decrease up to ten percent (10%) from the number of required spaces based on the use.

G. **Parking Setbacks.** Decrease of up to five (5) feet of a required primary or side street parking setback for form-based districts only. All other districts will require a variance.

H. **Parking Lot Layout.**

1. **Parking space width.** A decrease of up to six (6) inches in parking space width, but maintaining a minimum overall width of nine (9) feet. The minimum width of parallel parking spaces is not eligible for administrative adjustments.
2. **Parking space length.** A decrease of up to six (6) inches in parking space length except for parallel and perpendicular parking spaces.

3. **Drive aisle width.** A decrease of up to six (6) inches in drive aisle width.
- I. **Required Amount of Parking.** An increase or decrease less than ten percent (10%) from the minimum or maximum number of required spaces.
- J. **Location of Recreational vehicles and equipment.** Maybe permitted on a hard surface on the side of the front yard if applicant demonstrates that the vehicle cannot be located in the side yard, rear yard, garage, carport, or an enclosed building due to physical constraints of the subject property. Physical constraints shall include existing trees, excessive grades, limited side yard width, HVAC equipment and existing utilities. The removal of existing trees in order to accommodate the parking requirements is not required or preferred.
- K. **Building Width.** Increase of up to ten (10) percent of the maximum street facing building width.
- L. **Articulation in Building Facade.** Decrease of up to 5 (5) percent of the required wall variation length.
- M. **Transparency.** An increase or decrease of up to five (5) percent of the minimum or maximum amount of required transparency.
- N. **Ground Floor Elevation**
 1. An increase or decrease of up to one (1) foot of a required minimum or maximum ground floor elevation for ADA accessibility.
 2. Ground floor elevation shall however be no lower than two (2) feet above the base flood elevation.
- O. **Story Height**
 1. Decrease of up to one (1) foot of a required minimum ground story floor height in form-based districts.
 2. Increase maximum building height up to five (5) feet.
- P. **Subdivision Requirements**
 1. **Blocks, Lots, Access.** Administrative adjustments may be appropriate where topographic changes are too steep, where existing buildings, streams, or other natural or man-made obstructions exist, or site layout of developed properties prevent cross-access, where adjoining uses are incompatible, or where strict compliance with this Unified Development Code would pose a safety hazard.
 2. **New Streets.** Administrative adjustments may be appropriate when an existing building would impede roadway expansion; when transitioning from a different street section; or where strict compliance with this Unified Development Code and City of Starkville Standards of Design & Specifications would pose a safety hazard.
- Q. **Requirements of The City of Starkville Standards of Design and Specifications.**
 1. Administrative adjustments may be appropriate for minor changes to methods, materials, and numerical values used in engineering calculations as long as it meets the intent of the requirement and does not compromise the quality of improvements, increase long-term maintenance or sacrifice the safety of the public, as determined by the City Engineer.
 2. Decrease in access point spacing up to ten (10) percent
 3. Decrease in access and driveway alignment up to five (5) feet
 4. Decrease in frontage requirement for additional access points up to fifteen percent (15%)
 5. Sidewalk Requirements. All administrative adjustments for sidewalks shall be approved by the City Engineer prior to being authorized by the City Planner. The types of administrative adjustments for sidewalks are as follows:
 - a. **Alternate Location.** The applicant shall construct a sidewalk within the general vicinity of the project that is of equal or greater area than the required sidewalk. The location of the alternate sidewalk route shall be determined by the City Engineer. Alternate sidewalk routes of lesser areas may be allowed as approved by the City Engineer and ADA Coordinator if said route provides a logical and needed sidewalk connection. If an alternate sidewalk route cannot be agreed upon, the fee in lieu option shall be used.

- b. **Fee in Lieu.** A fee shall be paid before issuing a Certificate of Occupancy or Final Plat to cover the cost of construction of a required sidewalk. The fee shall be equal to the installed cost of the sidewalks based on unit prices. The fee in lieu cost shall be determined either by a signed and sealed engineering cost estimate for the materials and construction of the sidewalk or two hundred percent (200%) of the value of the concrete sidewalk only, as measured by the total area and multiplied by the Mississippi Department of Transportation (MDOT) quarterly posted construction bid average price for concrete sidewalks. The unit price used to determine the installation cost shall be reviewed and approved by the City Engineer. All fee in lieu payments shall be used for the design and construction of new sidewalks or the replacement of existing sidewalks in areas of the city where the existing sidewalk system can be extended or completed.

SECTION 4: AMENDMENT “3.9.2 Applicability And Filing Procedure” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.9.2 Applicability And Filing Procedure

- A. Site plan approval shall be required for any site with a building modification resulting in one thousand (1,000) square feet or more of new floor space and/or any building modification in which the construction cost, as determined by the Building Department, for the modification is more than fifty (50) percent of its tax assessor’s replacement value or an appraised replacement value at the time of modification of the structure only, not including the land. Site plan approval shall not be required on single lot detached dwellings and single lot attached dwelling duplex. Site Plan review shall be required prior to the public hearing for all special exceptions that require site plan review. Site plan review may be required prior to the public hearing for a use exception at the discretion of the City Planner.
- B. All developments requiring site plan approval will be required to meet all current site plan design requirements including but not limited to: landscaping, parking lot layout, sidewalks, signage, stormwater management, etc.
- C. Infrastructure plan approval shall be required on all subdivisions with public infrastructure after approval of the Preliminary Plat and prior to any construction activity including land disturbance and/ or the removal of existing trees
- D. No structure or site requiring approval from the Development Review Committee shall be modified, erected, or used prior to receiving site plan and/or infrastructure plan approval.
- E. No erosion control or building permit shall be issued prior to site plan and/or infrastructure plan approval pursuant to the provisions of this section.
- F. For phased projects that will ultimately exceed the thresholds in Section 3.9.2.A, site plan review and approval may be required during the first phase. Certain site plan requirements may be waived or deferred until later phases.

SECTION 5: AMENDMENT “3.9.4 Site And Infrastructure Plan Application Requirements” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.9.4 Site And Infrastructure Plan Application Requirements

- A. **Application.** An application for review by the Development Review Committee shall be submitted along with a site plan and any other required information to the Planning Department a minimum of ten (10) days prior to a regularly scheduled meeting of the Development Review Committee. Such applications shall be submitted to the City Planner together with the fee established by resolution of the Mayor and Board of Aldermen. The application shall include the following:
1. **Applicant and/or owner information.** The following shall be identified and contact information provided, when applicable: owner or authorized agent, engineer, architect, surveyor, landscape architect, or any others involved in the preparation of the application. All plans shall be stamped if required by state statute.
 2. **Project information.** The following shall be listed on the application when applicable: project name, project address, parcel id number, and zoning. If the project has no physical address, the applicant shall provide the name of street and distance to the nearest intersection.
 3. **Project description.** All projects shall include a description of the project. If the development is being proposed to be built in phases, the applicant shall submit an application for the entire development showing all phases. Target dates for completion of each phase and the entire development shall be included.
- B. **Site plan requirements.** The following sheets with required information shall be submitted as part of a complete application for review by the Development Review Committee. The maximum sheet size for site plans shall not exceed thirty (30) inches by forty-two (42) inches. A sheet size of twenty-four (24) inches by thirty-six (36) inches is preferred. Plans shall also be provided digitally in a Portable Document Format (PDF). Multiple sheets may be used, provided each sheet is numbered and the total number of sheets is indicated on each sheet. Cross referencing between sheets shall be required. All of the following information and any other required information specified in this code or as required by city staff shall be required:
1. **Coversheet.** The coversheet shall include:
 - a. Project name
 - b. Vicinity map showing the relationship of the proposed site plan to surrounding streets and public facilities
 - c. Sheet Index
 - d. Contact information for the Owner, Design Professional, and Utilities providing service
 - e. Development data including the following: project area in acres, phase area(s) in acres, disturbed area in acres, and property zoning
 - f. Building data including the following: total proposed square footage for all uses (commercial, residential, office etc.), total number of residential units, and total number of bedrooms
 - g. Submittal date and any revision dates. Revisions shall be clearly identified using revision clouds
 2. **Existing Conditions Survey.** A site survey shall be drawn at a scale no more than one (1) inch to one hundred (100) feet or larger. A site survey, meeting minimum standards set forth by the Mississippi Licensure Board for Professional Engineers and Surveyors, shall be prepared by a Mississippi licensed land surveyor and shall illustrate the following:

- a. Name and license number of surveyor and seal
 - b. Date of survey and references
 - c. North arrow, legend, and graphic scale
 - d. Lot or parcel numbers of lot and adjacent lots
 - e. Bearing and distance of boundary lines
 - f. All existing features, structures, improvements, and encroachments
 - g. Existing contours shall be illustrated as a dashed line. Topographic contours shall be illustrated at a minimum of one (1)-foot intervals and extending a minimum of ten (10) feet beyond the property boundaries. Survey beyond the property boundaries may be supplemented with publicly available LIDAR topographic data if access is not feasible. Additional topographic information may be required beyond the minimum ten (10) feet if deemed necessary by City Staff.
 - h. All existing underground and above ground utilities to the greatest extent possible utilizing the best information available including but not limited to visible observation, publicly available maps, and utility locate markings.
 - i. All known easements located in source deeds or provided by other parties.
 - j. All existing streams, water courses, creeks or other drainage ways including the flowline, toe of slope, top of each bank and other pertinent information as requested by City Staff
 - k. All wetlands or other environmentally sensitive areas to the greatest extent possible utilizing the best information available including but not limited to visible observation and publicly available maps. xii. Federal Emergency Management Agency (FEMA) flood hazard zone or limits of the one hundred (100) -year floodplain
 - l. The site area shall be labeled on the survey in acres for lots more than one (1) acre in size. Lots less than one (1) acre shall have acreage and square footage clearly labeled.
 - m. All existing canopy trees with a minimum diameter at breast height of ten (10) inches located within building setbacks.
3. **Site plan.** Site plans shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. A site plan prepared by a Mississippi licensed Architect, Landscape Architect, Engineer, or Surveyor shall illustrate the following:
- a. Boundary, setback lines, existing easements, and proposed easements
 - b. North arrow, legend, and graphic scale
 - c. Vehicular areas for site plan review. The following shall be included: driveway widths, pavement markings, sight triangles at intersections, crosswalks, parking, ADA parking, loading zones, location of heavy-duty pavement, parking lot terminal islands, parking lot median islands, parking lot interior islands, accessory structures associated with parking lots, loading areas, curbs, and traffic control signage
 - d. Vehicular areas for infrastructure plan review. The following shall be included: centerline, street widths, R.O.W. widths, curve radius, pavement markings, angle of intersection of roadways, sight triangles at intersections, crosswalks, and traffic control signage
 - e. Pedestrian areas. The following shall be included: sidewalk locations, sidewalk dimension, ADA accessible route from vehicular areas, ADA accessible route from right of way to buildings, ADA curb ramps, ADA access ramps, details of ramps, guardrails, or other minimum required site elements necessary to meet ADA standards
 - f. Building areas for site plan review. The following shall be included: building square footage (with calculation method), number of residential units, number of bedrooms, number of stories, and total height of building in feet from grade from the average elevation

- of the finished grade surrounding the structure to the highest point of the structure as applicable
- g. Fire protection and fire zones for site plan review. Occupancy load calculations shall be done per IFC 2012 section 1004
 - h. Dumpster enclosure location for site plan review
4. **Grading and drainage plan.** A grading and drainage plan shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. The grading and drainage plan shall be prepared by a Mississippi licensed Design Professional. The grading plan shall include but is not limited to:
- a. All requirements of 8.A of the City of Starkville Standards of Design & Specifications for existing stormwater management facilities that are to remain or be altered after construction is complete
 - b. Boundary, existing easements, and proposed easements;
 - c. North arrow, legend, and graphic scale
 - d. All existing and proposed utilities including but not limited to sanitary sewers, water, gas, telecommunications, utility poles, electric lines, and site lighting;
 - e. All proposed buildings with the finished floor elevation for the first floor
 - f. All site elements including but not limited to: all proposed curbs, all existing curbs to remain, retaining wall location with elevations, all trees to remain, all proposed vehicular use areas, and all proposed pedestrian use areas
 - g. Locations, size, linear length, type, slope, surface and invert elevations (for inflow and outflow locations) of all stormwater conduits, drainage inlets, junction boxes, swales, conveyance systems, detention or retention systems, weirs, baffles, control structures, headwalls, flared-end sections, or any other drainage related structures including any downstream receiving structures that are directly collecting stormwater from the development; an identification number or naming nomenclature that clearly represents the pipe network
 - h. Existing streams and floodplains to be maintained and new channels to be constructed including their locations, cross-sections and profiles
 - i. Spot elevations for any curb and gutter that is located within a curvilinear line or which is to be installed at minimum slopes
 - j. Spot elevations for detention ponds along the bottom of the pond to ensure that the pond fully drains between rain events
 - k. Proposed grading to one-foot intervals in a dark, solid line that shows the extent and limits of grading, as well as how proposed grades will tie into existing grades. Existing contours may be shown if they are shown in light, dashed lines and do not interfere with the overall interpretability of the plan. No grading should be completed off-site without a written letter from the property owner stating that such grading is allowed
 - l. Details and application rates of any velocity dissipation devices (e.g., rip rap) such that said devices can easily be installed at the appropriate location and with the appropriate material, size, and quantity. Velocity dissipation devices shall be required at all outfalls leaving the site
 - m. The conveyance system tabulation as described in 3.B.4 of the City of Starkville Standards of Design & Specifications;
 - n. All appropriate details for pipe installation, inlet installation, outlet control structures, emergency spillways, etc. These may be placed on supplemental details sheet and not on

- the grading plan
 - o. Any proposed environmental enhancement or mitigation features.
 - p. ADA access shall also be provided on the Grading and Drainage plan unless City staff requests a separate sheet for ADA review. Spot elevations shall be provided at all corners of ADA ramps, both sides of all walkways every twenty (20) feet, all corners of ADA parking and access aisles. Spot elevations shall also be required on both sides of all proposed sidewalks at the property line for all major subdivisions as part of infrastructure review.
5. **Utility plan.** A utility plan shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided but if used they shall be defined in the notes. A Utility plan prepared by a Mississippi licensed design professional shall illustrate the following as required:
- a. Boundary, existing easements, and proposed easements
 - b. North arrow, legend, and graphic scale
 - c. Utilities. All of the following existing and proposed utilities shall be included: sanitary sewers, water, gas, telecommunications, utility poles, electric lines, and site lighting.
 - d. Sanitary sewer. For site plan review the following elements shall be included:
 - (1) Proposed sewer demand for development and peak design values used.
 - (2) Service lateral size and type
 - (3) Grease interceptor, if applicable
 - (4) Proposed, or existing service connection locations and sizes
 - e. Sanitary sewer. For infrastructure plan review the following elements shall be included:
 - (1) Proposed sewer demand for development and peak design values used
 - (2) Proposed sewer tap(s) location, sizes, procedures, and materials
 - (3) Pipes (size, type, length, slope) stationing at fifty (50) foot intervals
 - (4) Manhole (type, rim) inverts in and out
 - (5) Identification number and stationing
 - f. Water. For site plan review the following elements shall be included:
 - (1) Proposed water service and fire flow demand for development and peak design values used.
 - (2) Proposed water tap(s) location, size, procedures, and materials
 - (3) Fire hydrants
 - (4) Proposed or existing water service connections including meter size and locations
 - (5) Back flow prevention, if required
 - g. Water. For infrastructure plan review the following elements shall be included:
 - (1) Proposed water service and fire flow demand for development and peak design values used
 - (2) Water main size
 - (3) Water main type
 - (4) Water valves
 - h. Sanitary sewer and manhole profile. For infrastructure plan review the following elements shall be included:
 - (1) Station of structure (left or right)
 - (2) Rim elevation
 - (3) Inverts (in, out, each pipe)
 - (4) Pipe (check clearance with casting)
 - (5) Identification number (referenced to plan)
 - (6) Show water and storm pipe conflicts and clearance

- (7) Sewer main size
- (8) Sewer main material and type
- (9) Length in feet
- (10) Slope in percent (%)
- (11) Check cover and clearance with water storm pipes
- (12) Concrete encasements at crossings
- (13) Show existing pipe/manholes in different symbols
- i. Electric. For site plan review the following elements shall be included:
 - (1) Location existing and proposed utility pole
 - (2) Location and type of overhead lines
 - (3) Proposed and existing electrical connections to proposed and existing buildings
 - (4) Proposed and existing electrical easements for public and private lines
 - (5) Show proposed location and/or options for locations of electrical equipment (transformers, junction cabinets, secondary pedestals, etc.).
 - (6) Show proposed and existing site lighting locations
- 6. **Erosion prevention and sediment control plan.** An Erosion prevention and sediment control plan shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. The Erosion prevention and sediment control plan shall be designed in accordance with the MDEQ Field Manual for Erosion Control and Sediment Control on Construction Sites in Mississippi and prepared by a Mississippi licensed design professional and shall illustrate the following:
 - a. Required items necessary for Grading and Drainage plan are outlined in The City of Starkville Standards of Design and Specifications
- 7. **Roadway plan and profile for infrastructure review.** A roadway plan and profile shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. A roadway plan and profile prepared by a Mississippi licensed design professional shall illustrate the following:
 - a. Plan. The following shall be included:
 - (1) Stationing at fifty (50) foot intervals
 - (2) Existing and proposed utilities
 - (3) Centerline curve and line labels (may be in tabular format)
 - (4) Horizontal curve labels and station (PC, PT)
 - (5) Roadway elements (right of way, curb, sidewalks, edge of pavement, etc.)
 - (6) Street names
 - b. Profile. The following shall be included:
 - (1) Stationing and elevations at fifty (50) foot intervals
 - (2) Existing and proposed centerline profile and elevations
 - (3) Proposed centerline grades and slope in percent
 - (4) Vertical curve labels and station (PVC, PVI, PVT, high and low point, K-value, Length)
 - (5) Intersection (station at roadway centerline and name)
 - c. Construction details. Construction details shall be drawn at a legible scale. Necessary labels and notes shall be included. Construction details prepared by a Mississippi licensed design professional shall illustrate the following as required:
 - (1) Pavement cross section(s)
 - (2) Curb detail
 - (3) Sidewalk details

- (4) Pipe bedding (for paved and unpaved areas, and specific to each pipe material)
- (5) Drainage structures (inlets, manholes, castings)
- (6) Endwalls and flared end sections
- (7) Sanitary structures (manholes, cleanouts, castings)
- (8) Manhole drop connections
- (9) Service laterals and cleanouts
- (10) Water service
- (11) Fire hydrants (valves, tees, thrust blocks)
- (12) Wet tap, blow-off, valves
- (13) Retaining wall details
- (14) Lighting (fixture, poles, limit of illumination)
- (15) Detention basin outlet structure
- (16) Traffic signage, pavement markings (striping, arrows, etc.)
- (17) Special site-specific details
- (18) Ditches and swales
- (19) Grease interceptor
- (20) Back flow prevention
- (21) Signage details
- (22) Dumpster screen

8. **Landscape plan.** A landscape plan shall be drawn at a scale no larger than one (1) inch to fifty (50) feet. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. A landscape plan prepared by a Mississippi licensed design professional shall illustrate the following:

- a. Boundary and disturbance limits
- b. North arrow, legend, and graphic scale
- c. Utilities. The following shall be included: existing and proposed sanitary sewers, water, gas, telecommunications, utility poles, and electric lines
- d. Topography. Existing contours shall be illustrated as a dashed line. Proposed contours shall be illustrated as a solid line. All contours are to be labeled. Topographic contours shall be illustrated at a minimum of one (1)-foot intervals
- e. Building areas. All existing and proposed building and accessory structure footprints
- f. Site elements. The following shall be included: all proposed curbs, all existing curbs to remain, retaining wall location, all the trees to remain, all proposed vehicular use areas, all proposed buffer areas, and all proposed pedestrian use areas
- g. Detention/Retention basin. The location of the any proposed detention/retention basin and structures
- h. Existing landscaping, buildings, or other improvements on adjacent property within five (5) feet of the common property line
- i. Plant schedule showing the botanical name, common name, height, caliber as measured at base of trunk (trees only), and quantity
- j. Plant details showing a typical planting for all trees, shrubs, and groundcovers

SECTION 6: AMENDMENT “3.19.6 Remedies And Penalties” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.19.6 Remedies And Penalties

- A. **Civil Penalties.** Any responsible persons or parties found in violation of Unified Development Code upon being found guilty, shall be guilty of a civil penalty and fined not more than one thousand dollars (\$1,000) per day of violation unless specifically stated otherwise in Section 13. Each day such violation continues shall constitute a separate offense.
- B. **Permit Revocation.** The Building Official may revoke any building permit and the City Planner may revoke any planning approval issued by staff after written notice of violation to the responsible persons or parties when violations of the Unified Development Code and/or any provision of the adopted Technical Codes have occurred when false statements or misrepresentations were made in securing the permit, work is being or has been done in a substantial departure from the approved application or plan, or a permit has been mistakenly issued in violation of this ordinance.
- C. **Stop Work Orders.** Whenever a building, structure, site, or part thereof is being constructed, demolished, renovated, altered, or repaired in violation of any applicable provision of the Unified Development Code and/or any provision of the adopted Technical Codes, the Building Official, City Engineer, or City Planner may order the specific part of the work that is in violation, or would be when the work is completed, to be immediately stopped. The stop work order shall be posted in writing on the property, stating the specific work to be stopped and the specific reasons for the stop work order. The stop work order may apply to either a specific portion of the project or the project as a whole.
- D. **Injunction.** The city may, before or after the institution of other enforcement action, seek injunctive relief from any appropriate court, commanding the Responsible Persons and Parties to correct the violation.
- E. **Order of Abatement.** In addition to an injunction, the city may seek an order of abatement from any appropriate court, directing any or all of the following actions:
 - 1. Buildings, site, or other structures on the property be closed, demolished, or removed.
 - 2. Fixtures, furniture, or other movable property be moved or removed entirely.
 - 3. Improvements, alterations, modifications, or repairs be made or removed.
 - 4. That removed trees or required landscape be replaced.
 - 5. Any other action be taken that is necessary to bring the property into compliance with this ordinance.
- F. **Withholding Approvals.** Any Responsible Persons or Parties currently under enforcement action and/or having been found guilty of a violation of the Unified Development Codes and the adopted Technical Codes may have permits and approvals for any property, project, or site withheld at the discretion of the Building Official, City Engineer, and/or City Planner.
- G. **Additional Remedies for Demolition without Certificate of Appropriateness.** If any historic resource located within a designated local historic district, designated landmark, and/or designated landmark site is altered, relocated, damaged, or demolished without a required Certificate of Appropriateness, any appropriate court may impose any of the following additional remedies:
 - 1. Require the responsible persons or parties to rebuild the demolished structure on the subject parcel, generally following the same form and using as much of the original building material as possible;

2. Prohibit issuance of any development permit or approval for any structure proposed on the subject parcel that would have a footprint larger than that of the demolished structure;
 3. Prohibit issuance of any permit or approval for development on the subject parcel for up to the maximum time allowed by state law.
- H. **Continuing Violations.** If a violation is repeated within a two (2) year period from the date of the initial Notice of Violations, it may be considered to be a continuation of the initial violation and may be subject to additional penalties and remedies. A repeat violation is one which is identical to or reasonably similar to a previous violation for which an Enforcement Action has been started.

SECTION 7: AMENDMENT “13.5.7 Dwelling, Apartment” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.5.7 Dwelling, Apartment

- A. **Definition:** A residential structure containing eleven (11) or more dwelling units that are vertically or horizontally integrated.
- B. **Parking:**
 - 1. One and a quarter (1.25) parking spaces per bedroom for all new construction.
 - 2. See zoning district base dimensional standards for parking location and setback requirements.
- C. **Loading:** Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.
- D. **Additional Standards:**
 - 1. If located in or adjacent to an existing neighborhood of detached houses, apartment buildings shall be architecturally harmonious with the surrounding neighborhood in regards to massing, materials, fenestration, and scale.
 - 2. The main entrance of an apartment building adjacent to a street shall be accessed directly from and face the street. Apartments on corner lots shall be designed so that each side facing the public street is a front facade.
 - 3. In a C and CN zoning district, the following commercial uses shall be allowed on the ground floor of any apartment building adjacent to public right of way: offices-medical, offices-professional, retail sales and services inside only, eating and drinking establishments, and studios.
 - 4. A special exception shall be required for an apartment building if more than twenty-five percent (25%) of the proposed units have four (4) or more bedrooms.
 - 5. Apartment developments in CN, C, and O zoning districts are subject to the density restriction of one unit per twenty-one hundred (2100) sq. ft. of lot area and a maximum of sixty (60) bedrooms per acre.
 - 6. See zoning district general provisions for density requirements and other standards.
 - 7. See zoning district base dimensional standards for location, setbacks, and height requirements.

SECTION 8: AMENDMENT “13.7.10 Eating And Drinking Establishments” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.7.10 Eating And Drinking Establishments

A. **Definition:**

1. Eating and drinking establishments- A business establishment that provides prepared food for patrons for consumption on the premises inside, outside, or for take-out; in which the establishment may or may not provide alcoholic beverages, beer, and light wine; and live entertainment. Alcoholic beverages including wine, beer, spirits, and light wine, may be sold and consumed in conjunction with the food service and shall meet all applicable state and local laws, regulations, and ordinances.
2. A brewpub shall be considered an eating and drinking establishment. A brewpub is a general restaurant in which light wine or beer is manufactured or brewed for consumption exclusively on the premises as defined in 27-71-301(j) of the Mississippi Code of 1972.

B. **Parking:**

1. For eating and drinking establishments without a drive-thru in a CN, C, CR, and O districts, one (1) space is required for each one hundred (100) square feet of patron area and one (1) space for each three hundred (300) square feet of the back of house area or one (1) space for each employee on a shift, whichever is less. The City Planner may allow for a very low or no minimum requirement where proposed use can demonstrate the need for a less restrictive requirement.
2. For eating and drinking establishments with a drive-thru in a CN, C, CR, and O zoning districts, one space is required for each two hundred (200) square feet of patron area and one (1) space for each three hundred (300) square feet of the back of house area or one (1) space for each employee, whichever is less. The City Planner may allow for a very low or no minimum requirement where proposed use can demonstrate the need for a less restrictive requirement.
3. For eating and drinking establishments in the T-5C and T-5U zoning districts, one (1) space is required for each three hundred and thirty-three (333) square feet of floor area above fifteen hundred (1,500) square feet. The City Planner may allow for a very low or no minimum requirement where proposed use can demonstrate the need for a less restrictive requirement.
4. For eating and drinking establishments in T-5D zoning districts, no parking minimums are established unless a need is determined by the City Planner based on the proposed use and available parking within the vicinity.
5. Eating and drinking establishments that share a parking lot with other businesses may not exceed their minimum parking by more than twenty-five percent (25%).
6. See zoning district base dimensional standards for parking location and setback requirements.

C. **Loading:**

1. A loading space may be required by the City Planner.
2. Loading docks, if required, shall not be visible from the street.
3. Trucks delivering materials to and from the premises shall not be permitted to unload on the right-of-way in a CN, C, CR, and O zoning district. In TN-N, TN-E, T-5D, T-5C, and T-5U zoning districts, deliveries shall be scheduled to not interfere with peak traffic times.

D. **Additional Standards:**

1. Drive-ins and drive-thrus are only permitted in CN, C, CR, and O zoning districts. Drive-ins

and drive-thrus in all other districts that the use is permitted shall require a special exception.

2. An eating and drinking establishment with a drive-thru must provide a minimum of six (6) spaces before the order board, with another two (2) spaces provided between the order board and the transaction window.
3. Overhead canopy structures for outdoor dining or in-vehicle dining can encroach into the building setback up to ten (10') from the property line.
4. A coffee shop less than five hundred (500) square feet of floor space with a drive-thru must provide a minimum of three (3) spaces measured from the order box.
5. Drive-thru lanes where adjacent to parking area shall be physically separated from all parking spaces and pedestrian areas by a landscape islands that is a minimum of three (3) foot wide with a six (6) inch vertical curbs. A bypass lane shall be required for all drive-thrus.
6. When live entertainment is offered, amplified music, loudspeakers, and similar noise devices shall not be permitted outdoors after 10:00 p.m. Sunday through Thursday.
7. For existing buildings with an eating & drinking establishment use at the time of the adoption of the code located in a TN-E, shall be allowed to continue the use as an eating & drinking establishment even if ownership is changed. Any expansion of an existing building and/or the addition of new habitable structures shall be approved as part of a special exception request. Any additional parking shall not be located within the front yard.
8. The conversion of an existing building located in a TN-E to another allowed use shall require approved by the Board of Aldermen as a use exception or special exception within the existing building(s). Any expansion of an existing building and/or the addition of new habitable structures shall require approved by the Board of Aldermen as a special exception. Any additional parking shall not be located within the front yard.
9. For new buildings in a TN-E zoning district, the maximum square footage shall be limited to fifteen hundred (1,500) square feet unless additional square footage is approved as part of a special exception request. Setbacks shall comply with the residential infill standards for the zoning district and parking shall not be located in the front yard.

SECTION 9: AMENDMENT “13.7.11 Food Truck” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.7.11 Food Truck

- A. **Definition:** A licensed, motorized vehicle or mobile food unit which is temporarily parked on private property and not on the right-of-way where food items are sold to the general public. If on the right-of-way, refer to the Mobile Food Vendor requirements.
- B. **Parking:** None.
- C. **Loading:** None.
- D. **Additional Standards:**
 - 1. Food trucks and/or associated seating must not occupy on-site parking spaces required to fulfill the minimum requirements for the principal use, unless the principal use’s hours of operation do not coincide with those of the food truck business.
 - 2. Traffic circulation, public safety, siting of food trucks, and parking will be reviewed and may be subject to the conditions of approval by the City Planner.
 - 3. No audio amplification or permanent signage may be installed as part of a food truck’s vending operation. One (1) sidewalk sign shall be allowed within ten (10) feet of the food truck.
 - 4. The food truck vendor is responsible for the proper disposal of waste and trash associated with the operation. City trash receptacles are not to be used for this purpose. Vendors must provide their own trash receptacle on-site for patrons. Vendors must remove all waste and trash from their approved location at the end of each day or as needed to maintain the health and safety of the public. The vendor must keep all areas associated with the food truck and any associated seating area clean of grease, trash, paper, cups or cans associated with the vending operation. No liquid waste or grease is to be disposed in tree pits, storm drains, onto the sidewalks, streets, or other public space. Under no circumstances can grease be released or disposed of in the City’s sanitary sewer or stormwater system. All waste must be disposed of in accordance to all applicable local, state, and federal laws.
 - 5. All food truck vendors shall obtain and maintain a City of Starkville Privilege License and a mobile food vending permit for each mobile pushcart or mobile food preparation vehicle in operation. All applications for permit renewal shall be filed annually with the City of Starkville City Clerk’s Office.
 - 6. If a business is subject to a Certificate of Health or sanitary examination, the person applying for permit must produce such certificate or permit from the County Health Department before a permit can be issued.
 - 7. A written indemnity agreement that will hold harmless the city, its officers, and employees, for any loss or liability or damage, including costs, for bodily injury or property damage sustained by a person as a result of the negligent installation, use, or maintenance of a permitted space.
 - 8. Food trucks shall provide written permission from the property owner.
 - 9. The operators must be present at all times during the hours of operation.
 - 10. A food truck operating in all districts shall operate only Thursday through Saturday between the hours of 6:00 a.m. and 2:00 a.m. and on Sunday through Wednesday between the hours of 6:00 a.m. and 10:00 p.m. Cleanup and removal of the food truck shall be completed within

thirty (30) minutes of closing.

11. All generators associated with a food truck shall provide sound buffering for each generator. At no time shall any generator operate at 65 decibels or above measured at twenty-five (25) feet from the generator.
12. The use of City-owned utilities is strictly prohibited. Operators may utilize existing private electrical hookups on approved sites, provided they have written landlord consent and have obtained the necessary permits and inspections. Utilization of existing electrical tie-in will require review and permitting by the Building Official. New meter connections for food truck vendor use, shall not be permitted.

SECTION 10: AMENDMENT “13.7.14 Mini-Storage” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.7.14 Mini-Storage

- A. **Definition:** Facilities offering enclosed storage with individual access for personal effects and household goods, including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.
- B. **Parking:**
 - 1. Four (4) parking spaces shall be provided near the leasing office for exterior direct access facilities.
 - 2. Eight (8) parking spaces shall be provided near the entrance for interior access facilities.
 - 3. See zoning district base dimensional standards for parking location and setback requirements.
- C. **Loading:**
 - 1. A loading area shall be provided near the entrance for interior access facilities.
 - 2. Loading areas shall be designed to prevent obstruction of pedestrian and vehicular circulation within the right-of-way.
- D. **Additional Standards**
 - 1. Outdoor storage of any equipment, vehicles, trailers, RVs, campers, motorhomes, and/or boats outside of a mini-storage facility shall meet the following requirements:
 - a. No outdoor storage within the front yard area as defined in Section 4.6.
 - b. All outdoor storage shall be screen from view on all sides by an opaque fence with a minimum height of six (6) feet. Fencing shall fit within the context of the site and area. Chain link fencing is not permitted as a screen with or without slats.
 - c. Outdoor storage shall not be permitted within any required buffer area.
 - d. Outdoor storage shall only be permitted on hard surfaces that are permitted within that zoning district in accordance with Section 14.6.2.2.1 (General Parking Requirements).
Outdoor Storage on grass or bare ground shall not be permitted.
 - 2. Equipment, vehicles, trailers, RVs, campers, motorhomes, and/or boats enclosed with a structure with a roof and minimum of three (3) sides, shall not be considered outdoor storage. However the structure shall comply with applicable building codes and development standards.

SECTION 11: AMENDMENT “14.3 Applicability” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

14.3 Applicability

The following development standards shall be applied by zoning district in accordance with the Development Standards Chart and the General Development Standards section. These requirements shall apply to any lot or building that is being developed, redeveloped, or remodeled.

SECTION 12: AMENDMENT “14.15.2 Improvements” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

14.15.2 Improvements

- A. **Building Code.** All applicable provisions of the adopted Building Code shall be complied with.
- B. **Use Standards and Development Standards.** All applicable provisions of the Use Standards and Development Standards shall be complied with.
- C. **Establishment and maintenance of utilities.** Utility lines located within a lot or parcel of land and serving only one lot or parcel shall not be maintained by the city except as notated on the approved site plan.
- D. **Connectivity Required.** A public road may be required by the City Engineer or Development Review Committee to connect to adjacent property or adjacent public roads. Determination of the location of connections shall be made by the Development Review Committee based on adjacent existing developments, proposed future development, and/or potentially developable vacant land.
- E. **Streets.**
 - 1. The City Engineer shall review the proposed public road and shall classify all the roads in one of the categories listed in the City of Starkville Standards of Design & Specifications.
 - 2. New public streets shall be built in accordance with section 15.4.
 - 3. The City Engineer may require the applicant to prepare and submit a traffic impact study for any proposed site that would generate one hundred (100) or more total trips during the peak hour of the traffic generator or the peak hour of the adjacent street as outlined and illustrated in the latest versions of the Mississippi Department of Transportation Access Management Manual or for a proposed project which may generate traffic issues.
 - 4. The Traffic Impact Study format and requirements shall conform to the City of Starkville Standards of Design and Specifications for Subdivisions.
 - 5. Where the traffic impact study indicates an impact greater than the allowable thresholds, the applicant shall prepare and submit a traffic mitigation plan to the City Engineer. The mitigation plan shall identify capital projects and phasing strategies that would bring the development impact to within the acceptable thresholds. This plan may identify improvements undertaken by the private sector, the public sector, or both. Condominium plat approval shall not be granted until the City Engineer determines that the plan provides reasonable and adequate mitigation. Factors to be considered include whether: the cost of the mitigation measures exceeds the value of the proposed development; transportation demand management strategies including multi-modal improvements are included; alternative access strategies are considered.
 - 6. Turning lanes shall be provided at heavily traveled intersections as determined by the City Engineer. It will be the responsibility of the developer to pay for the costs for the roadway improvements; however, the City Board of Aldermen may elect to participate in some of the construction costs upon written request of the developer.
- F. **Utility Easements.** Appropriate access and utility easements language shall be provided on plat as well as in the condominium declarations.
- G. **Parking.** If the City Engineer determines that the road type is appropriate and the Development Review Committee approves, parallel on-street parking may be allowed along public roads. On-street parking shall not be included in the minimum required parking for the use unless otherwise

allowed in the Unified Development Code.

H. Sidewalks.

1. Sidewalks shall be constructed to allow for interior connectivity between all common spaces and public spaces to individual units.
2. Sidewalk access shall be provided from each building within a condominium development or by a shared sidewalk connecting all common spaces and individual units to the street. The location of the shared sidewalk shall be approved by the Development Review Committee.
3. Sidewalks shall be required along the public right-of-way in accordance with section 14.11.

SECTION 13: ADOPTION “14.16 Architectural Variety Standard” of the City of Starkville Unified Development Code is hereby *added* as follows:

ADOPTION

14.16 Architectural Variety Standard

14.16.1 Purpose and Intent.

To promote architectural interest, neighborhood character, and avoid visual monotony, no single detached dwelling or attached duplex dwelling within a platted residential subdivision may be constructed unless it substantially differs in exterior design from dwellings located:

- A. **Adjacent Lots:** The two lots immediately adjacent on either side of the subject lot
- B. **Across Lots:** The lot(s) directly across the street from the subject lot
- C. **Adjacent to Across Lots:** The two lots immediately adjacent to the lot(s) directly across the street from the subject lot

Fig. 14.16-1



Fig. 14.16-2

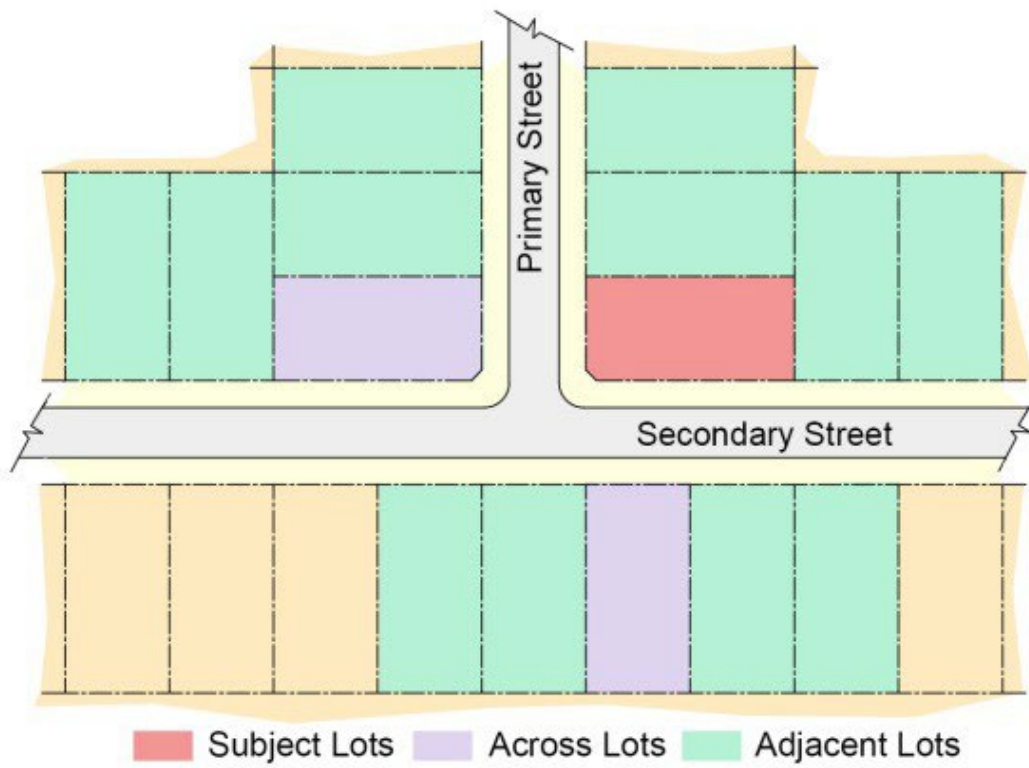
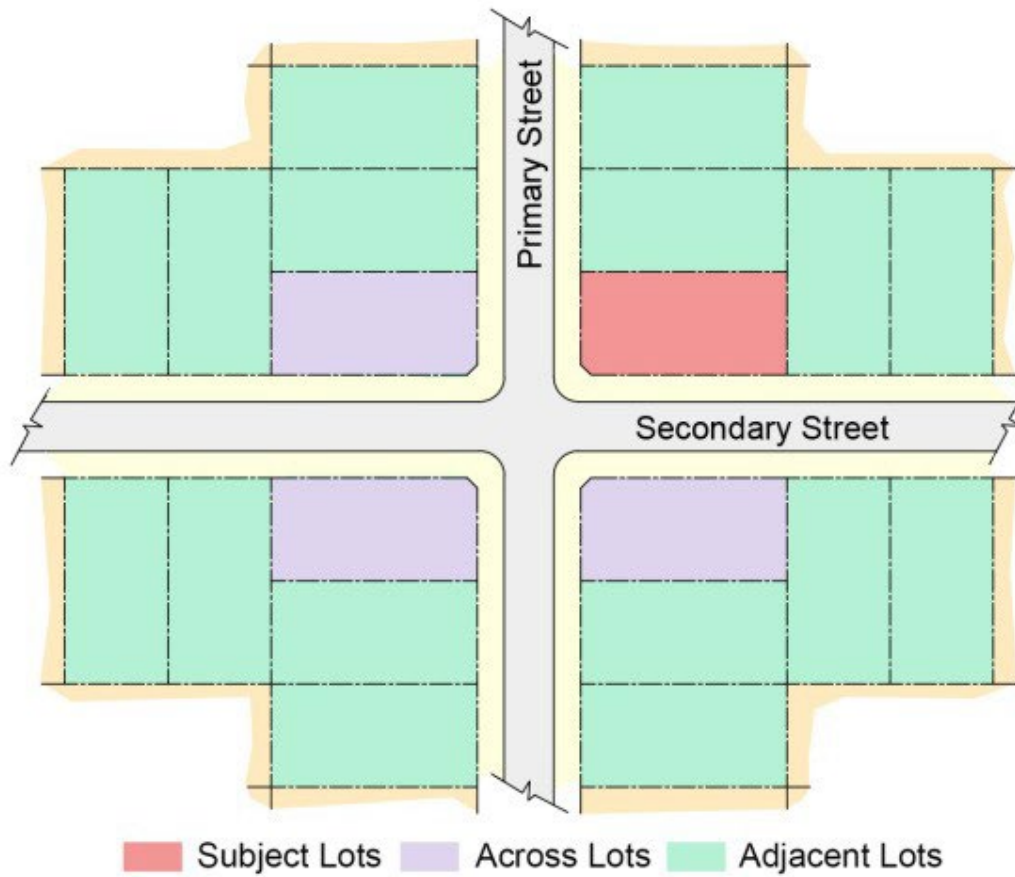


Fig. 14-16-3



14.16.2 Substantial Difference.

Substantial difference shall be achieved through a combination of at least three (3) of the following distinct design features:

- A. Building footprint or massing (e.g., one-story vs. two-story, offset planes)
- B. Roof form and orientation (e.g., gable vs. hip, front vs. side-facing)
- C. Front porch size or configuration
- D. Exterior materials or finishes (primary material on at least 50% of front elevation)
- E. Color scheme (distinct color families for siding and trim)
- F. Garage door orientation or design (e.g., side-load vs. front-load, differing styles)
- G. Window arrangement or shape on the front elevation
- H. Architectural details or features (e.g., dormers, columns, entryway treatments)

14.16.3 General Rules And Applicability(*Added*)

- A. This requirement shall apply to all residential platted subdivisions of five (5) lots are more.
- B. No building permit shall be issued unless compliance with this section is demonstrated during the building permit application process

SECTION 14: AMENDMENT “17.2.1 Technical Codes Adopted” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.2.1 Technical Codes Adopted

For the purpose of establishing uniform rules and regulations this body hereby adopts codes for electrical, building, fire prevention, mechanical, plumbing, gas, property maintenance, swimming pool, and spa, all being incorporated herein by reference and referred to as the technical codes in this section. The technical codes are adopted in their entirety except for any deletions, additions, and modifications listed in this section. The following technical codes are adopted and are incorporated into the unified development code:

- 2023 edition of the National Electrical Code.
- 2024 edition of the International Building Code. Appendix F-Rodent proofing, I-Patio Covers and P-Sleeping Lofts
- 2024 edition of the International Existing Building Code.
- 2024 edition of the International Residential Code. Appendix BB-Tiny Homes, BC-Accessory Dwelling Units
- 2024 edition of the International Fire Code. Appendix B-Fire-Flow Requirements for Buildings, C-Fire Hydrant Locations and Distribution, D Fire Apparatus Access Roads, E Hazard Categories, F Hazard Ranking I-Fire Protection Systems-Noncompliant Conditions, O-Valet Trash and Recycling Collection in Group R-2 Occupancies
- 2024 edition of the International Mechanical Code. Appendix A-Chimney Connector pass-Throughs
- 2024 edition of the International Plumbing Code.
- 2024 edition of the International Fuel Gas Code. Appendix A-Sizing and Capacities of Gas Piping, B-Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents
- 2024 edition of the International Property Maintenance Code. Appendix E-Temporary Emergency Uses
- 2024 edition of the International Swimming Pool and Spa Code.
- 2017 edition of the ICC Accessible and Usable Buildings and Facilities

SECTION 15: AMENDMENT “17.2.2 Deletions, Additions, And Modifications To Adopted Technical Codes” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.2.2 Deletions, Additions, And Modifications To Adopted Technical Codes

A. All adopted Technical Codes

1. **Administration.** The provisions of this section shall be administered and enforced by the Building Official, Fire Chief, Fire Marshal, Code Enforcement, or their designated representatives.
2. **Appeals.** The provisions of this section dealing with appeals shall be administered and enforced by the Board of Adjustments and Appeals as set forth in the International Building Code.
3. **Appointment.** The method of appointment and the term of office of the board of adjustments and appeals shall be in accordance with Section 2.3.
4. **Enforcement.** Any violation of any provision of this section shall be enforced in accordance with Section 3.19

B. 2024 edition of the International Residential Code

1. **Fire Suppression.** Section R313.2 shall be modified to require automatic residential fire sprinkler system in all two-family dwellings and in all one family dwellings with greater than 5,000 square feet of heated and cooled space.
2. **Foundation Design.** If the proposed habitable building area, whether stand-alone or an addition, exceeds four hundred (400) square feet in size, the foundation shall be designed by a professional engineer licensed in the State of Mississippi. An exception shall be allowed if the foundation is an addition to an existing structure and is to be designed and constructed the same as that existing structure. IBC section 1808.2-1808.9 and IRC section R506.1-R506.34
3. **Foundation Requirements.** Foundations, footings, piles, and piers shall be built on undisturbed soil or properly compacted fill material.
4. **Soils investigation.** Footings shall be designed so that the allowable bearing capacity of the soil is not exceeded. If structural concrete, masonry or timber footings are used, they shall rest on undisturbed or compacted soil of uniform density and thickness. Compacted soils shall be tested to a minimum of ninety-five percent (95%) of Modified Proctor in accordance with ASTM D 1557 and compacted and tested in lifts not to exceed twelve (12) inches.
5. **Compaction reports.** Compaction reports prepared by a certified soils lab shall be provided to the building official prior to the pouring of concrete.
6. **Receptacle Outlets Section.** E3901.4.3 Receptacle Outlet Location. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:
 - a. Not more than 12 inches (305 mm) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 6 inches (152 mm) beyond its support base.

C. The 2024 edition of the International Building Code

1. **Foundation Design.** If the proposed habitable building area, whether stand-alone or an addition, exceeds four hundred (400) square feet in size, the foundation shall be designed by a

professional engineer licensed in the State of Mississippi. An exception shall be allowed if the foundation is an addition to an existing structure and is to be designed and constructed the same as that existing structure. IBC section 1808.2-1808.9 and IRC section R506.1-R506.3.4

2. Foundation Requirements. Foundations, footings, piles, and piers shall be built on undisturbed soil or properly compacted fill material.
3. Soils investigation. Footings shall be designed so that the allowable bearing capacity of the soil is not exceeded. If structural concrete, masonry or timber footings are used, they shall rest on undisturbed or compacted soil of uniform density and thickness. Compacted soils shall be tested to a minimum of ninety-five percent (95%) of Modified Proctor in accordance with ASTM D 1557 and compacted and tested in lifts not to exceed twelve (12) inches.
4. Compaction reports. Compaction reports prepared by a certified soils lab shall be provided to the building official prior to the pouring of concrete
5. Storm Shelters. Delete section 423.5 and replace with the following: Where storm shelters are provided, they shall be provided in compliance with ICC 500 except as required by Sections 423.5.1 through 423.5.2
6. Fire Suppression. Section 903.2.1.1 Group A-1 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
7. Fire Suppression. Section 903.2.1.3 Group A-3 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
8. Fire Suppression. Section 903.2.1.4 Group A-4 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
9. Fire Suppression. Section 903.2.1.6 shall be modified to require where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for any Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
10. Fire Suppression. Section 903.2.1.7 shall be modified to require An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3, or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 100 or more.
11. Fire Suppression. Section 903.2.2 Group B shall be modified to require an automatic fire sprinkler system in all Group B with fire areas that exceed 10,000 square fee
12. Fire Suppression. Section 903.2.3 Group E shall be modified to require an automatic fire sprinkler system in all Education Occupancies.
13. Fire Suppression. Section 903.2.4 Group F-1 shall be modified to require an automatic fire sprinkler system in all Group F-1 with fire areas that exceed 10,000 square feet.
14. Fire Suppression. Section 903.2. 7 Group M (2) shall be modified to require an automatic fire sprinkler system in all Mercantile Occupancy with fire areas that exceed 10,000 square feet.
15. Fire Suppression. Section 903.2.9 Group S-1 (1) shall be modified to require all Group S-1 buildings exceeding 10,000 square feet of gross floor area with the exception of aircraft "T" hangers and open parking garages.
16. Fire Suppression. 903.2.9.1 Repair Garages shall be modified to require an automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 that exceed 2,500 square feet gross floor area.
17. Fire Suppression. Section 903.2.10 Group S-2 (2) shall be modified to require all Group S-2 buildings exceeding 10,000 square feet of gross floor area.

D. The 2024 Edition of the International Fire Code

1. Hose Threads. All hose threads shall be 3.093×6 .
2. Fire Suppression. Section 903.2.1.1 Group A-1 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
3. Fire Suppression. Section 903.2.1.3 Group A-3 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
4. Fire Suppression. Section 903.2.1.4 Group A-4 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
5. Fire Suppression. Section 903.2.1.6 shall be modified to require where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for any Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
6. Fire Suppression. Section 903.2.1.7 shall be modified to require An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3, or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 100 or more.
7. Fire Suppression. Section 903.2.2 Group B shall be modified to require an automatic fire sprinkler system in all Group B with fire areas that exceed 10,000 square feet.
8. Fire Suppression. Section 903.2.3 Group E shall be modified to require an automatic fire sprinkler system in all Education Occupancies.
9. Fire Suppression. Section 903.2.4 Group F-1 shall be modified to require an automatic fire sprinkler system in all Group F-1 with fire areas that exceed 10,000 square feet.
10. Fire Suppression. Section 903.2.7 Group M (2) shall be modified to require an automatic fire sprinkler system in all Mercantile Occupancy with fire areas that exceed 10,000 square feet.
11. Fire Suppression. Section 903.2.9 Group S-1 (1) shall be modified to require all Group S-1 buildings exceeding 10,000 square feet of gross floor area with the exception of aircraft "T" hangers and open parking garages.
12. Fire Suppression. 903.2.9.1 Repair Garages shall be modified to require an automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 that exceed 2,500 square feet gross floor area.
13. Fire Suppression. Section 903.2.10 Group S-2 (2) shall be modified to require all Group S-2 buildings exceeding 10,000 square feet of gross floor area.

E. The 2024 Edition of the International Existing Building Code

1. Fire Protection. 803.2.1.1 Supplemental Automatic Sprinkler System Requirements shall be modified to require where the work area on any floor exceeds 25 percent of that floor area, Section 803.2.1 shall apply to the entire floor on which the work area is located.
2. Fire Protection. 803.2.2 Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2. Shall be modified to require in buildings with occupancies in Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where both of the following conditions occur:
 - a. The work area exceeds 25 percent of the floor area.
3. Fire Protection. 803.2.3 Group I-2. Shall be modified to require in Group I-2 occupancies, an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the International Fire Code shall be provided in the following
 - a. In Group I-2, Condition 2, throughout the smoke compartment in which the work occurs where the work area exceeds 25 percent of the smoke compartment.

F. The 2024 Edition of the Property Maintenance Code. Section 602: Heating Facilities. Shall

be replaced with the following:

1. **Section 602: Heating and Cooling Facilities**
2. **602.1 Facilities required.** Heating and cooling facilities shall be provided in structures as required by this section
3. **602.2 Residential occupancies.** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65°F (18°C) and cooling facilities capable of maintaining a room temperature of 80°F (27°C) in all habitable rooms, bathrooms, and toilet rooms based on the winter and summer outdoor design temperatures for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space heaters shall not be used to achieve compliance with this section. Cooling shall be provided by permanently installed mechanical equipment. Portable or temporary cooling devices shall not be used as a means to provide required cooling or to achieve compliance with this section, except as permitted in Section 602.5. Exceptions:
 - a. In areas where the average monthly temperature is above 30°F (-1°C), a minimum heating temperature of 65°F (18°C) shall be maintained.
 - b. Cooling facilities shall not be required in areas where the summer outdoor design temperature for the locality does not exceed 85°F (29°C).
4. **602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1st to April 1st to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exceptions:
 - a. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
 - b. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.
5. **602.3.1 Cooling supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish cooling to the occupants thereof shall supply cooling during the period from April 1st to October 1st to maintain a maximum temperature of 80°F (27°C) in all habitable rooms, bathrooms and toilet rooms. Exceptions:
 - a. When the outdoor temperature is above the summer outdoor design temperature for the locality, maintenance of the maximum room temperature shall not be required provided that the cooling system is operating at its full design capacity. The summer outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
 - b. Cooling shall not be required in dwelling units or occupancies that were designed, approved, and permitted without mechanical cooling.
6. **602.3.2 Temporary cooling.** Where required cooling equipment is inoperable, the owner or operator shall provide temporary cooling to the affected dwelling unit or sleeping unit while repairs are being made. Temporary cooling shall be provided within a reasonable period of time, not to exceed 24 hours, and shall be maintained until the permanent cooling system is

restored to full operation. Temporary cooling shall be permitted to be provided by portable mechanical cooling equipment installed and operated in accordance with the manufacturer's instructions and applicable safety standards. Temporary cooling measures shall be capable of maintaining a room temperature of 80°F (27°C) in at least one habitable room.

G. The 2023 Edition of the NFPA 70(National Electrical Code)

1. **Section 210.52.C.(3) Receptacle Outlet Location** shall be modified to include: (4) Below countertop or work surfaces: Not more than 300 mm (12 in.) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

SECTION 16: AMENDMENT “17.3.1 Permits Required” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.3.1 Permits Required

Any construction or alterations that are not exempt under the adopted Technical Codes of [Section 17.2](#) the State of or the Mississippi locally of adopted Mississippi codes are required to have a permit unless listed as exempt below.

- A. **Residential Building Permits.** Only includes One-Family Dwellings (Detached Dwelling) and Two-Family Dwellings (Attached Duplex Dwelling)
 - 1. **Permitting required:**
 - a. Any new development or new construction
 - b. Any addition or alteration in excess of two thousand and five hundred dollars (\$2,500).
 - c. Any dwelling units, including accessory dwellings, regardless of square footage.

- d. Any addition, alteration, modification, or improvement that includes electrical, plumbing, mechanical/HVAC, structural work, and/or fire sprinklers or suppression systems.
 - e. Any roofing work, that is not a repair, equal to or greater than twenty-five hundred dollars (\$2,500) and/or with structural changes.
 - f. Accessory use or structure for residential uses. See [Section 13.9.1.B](#). Accessory structures include but are not limited to garages, carports, workshops, pool houses, sheds, storage buildings, swimming pools, covered open-air structures, outdoor living and recreation areas, and fences 7' or taller that are incidental and subordinate to the principal use of the primary building.
 - g. Any work involving clearing, clear-cutting, grading, leveling, excavating, or filing a site. See [Section 16.8.2](#) for Land Disturbance Permit requirements and exemptions.
 - h. Within any locally designated historic district, a Certificate of Appropriateness, as required by [Section 3.16](#), may be required in addition to a permit for all construction, alteration, and/or demolition.
 - i. Any allowed residential signage that requires a permit per [Section 14.7](#).
 - j. Any work performed within the Right-of-Way.
- 2. Exempt from permitting:**
- a. If the work only consists of painting, cabinetry, tiling, carpeting, and similar finish work. However, the cost of these items shall be included in any required permit.
 - b. Any roofing work less than ten thousand dollars (\$10,000) in value with no structural changes.
 - c. Fences under seven feet (7') tall.
 - d. Interior demolition where no structural elements are being removed or changed.
 - e. Shed or storage building less than one hundred (100) square feet unless located within a flood zone. See [Section 13.9.1.B.2](#)
 - f. Low voltage work related to networking, security cameras, private alarm systems, and controlled access.
 - g. Repair and replacement of existing outlets, lighting fixtures, toilets, and/or faucets.
 - h. Repair and replacement of any existing window with no structural changes.
- B. Commercial Building Permits.**
- 1. Permitting required:**
- a. Any new development or new construction. Site plan approval may be required in accordance with [Section 3.9](#)
 - b. Any addition or alteration in excess of two thousand and five hundred dollars (\$2,500).
 - c. Any addition, alteration, modification, or improvement that includes electrical, plumbing, mechanical/HVAC, structural work, and/or fire sprinklers or suppression systems.
 - d. Any roofing work, that is not a repair, equal to or greater than twenty-five hundred dollars (\$2,500) and/or with structural changes.
 - e. Accessory use or structure for commercial uses. See [Section 13.9.1.C](#). Accessory structures include but are not limited to sheds, storage buildings, swimming pools, freestanding self-serve structures, covered open-air structures, outdoor cooking areas, and fences seven feet (7') or taller that are incidental and subordinate to the principal use of the primary building.
 - f. To perform work involving tree cutting, clearing, clear-cutting, grading, leveling, excavating, or filing a site. See [Section 16.8.2](#) for Land Disturbance Permit requirements and exemptions. No structure or site requiring approval from the Development Review Committee shall be modified, erected, or used prior to receiving site plan and/or infrastructure plan approval. See [Section 3.9.2](#) for applicability and filing procedure for site and infrastructure plans.
 - g. Within any locally designated historic district, a Certificate of Appropriateness, as required by [Section 3.16](#), may be required in addition to a permit for all construction, alteration, and/or demolition.
 - h. Any allowed signage that requires a permit per [Section 14.7](#).

- i. Any work performed within the Right-of-Way.
- 2. **Exempt from permitting:**
 - a. If the work only consists of painting, cabinetry, tiling, carpeting, and similar finish work. However, the cost of these items shall be included in any required permit.
 - b. Any roofing work less than ten thousand dollars (\$10,000) in value with no structural changes.
 - c. Interior demolition where no structural elements are being removed or changed.
 - d. Repair and replacement of any existing window with no structural changes.
 - e. Low voltage work related to networking, security cameras, private alarm systems, and controlled access.
 - f. Repair and replacement of existing outlets, lighting fixtures, toilets, and/or faucets.

SECTION 17: AMENDMENT “17.6.8 Rental Housing Standards” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.6.8 Rental Housing Standards

- A. **Sanitary facilities.** The owner, agent, or manager of a rental housing unit shall provide for the removal of garbage and refuse by an agreement with the City of Starkville Sanitation and Environmental Services Department. The owner, agent, or manager of the rental housing unit shall provide for the removal of any furniture, appliances, or other items removed from the rental housing unit or abandoned on the property, which do not meet the guidelines for removal by the City of Starkville. Placing such materials or allowing such materials to be placed in the right-of-way shall be a violation of this section.
- B. **Food preparation facilities.** Every rental housing unit shall have a kitchen or access to a kitchen area with suitable space and equipment to store, prepare, and serve food in a sanitary manner.
1. **Kitchen sink.** Every kitchen or kitchen area shall contain a fixed kitchen sink in sound condition, functioning properly, and properly connected to an approved hot and cold-water system and a sewage system.
 2. **Liquid-seal traps.** Kitchen plumbing fixtures shall be separately trapped by a liquid-seal trap that will eliminate the passage of sewage gases into the kitchen. The liquid-seal traps shall be located as near the outlet as possible.
 3. **Flow of water.** Kitchen plumbing facilities shall have a reasonable flow of water and the minimum flow of hot or cold water issuing from a faucet or fixture shall be not less than one gallon per minute.
 4. **Oven and range or stove.** Every kitchen or kitchen area shall be equipped with a cooking oven and range or a stove properly connected and in sound condition. If the oven, range, and/or stove is provided by the tenant per the rental agreement, the owner, agent, or manager is exempt from this provision.
 5. **Refrigerator.** Every kitchen or kitchen area shall be equipped with a refrigerator properly connected and in sound condition. Refrigerators shall be capable of maintaining a temperature between forty degrees (40°) and forty-five degrees (45°) Fahrenheit. Refrigerators shall have some capacity for storing frozen food. If the refrigerator is provided by the tenant per the rental agreement, the owner, agent, or manager is exempt from the provisions of this section.
 6. **Sanitary surfaces:** preparation and storage areas. Countertops, food preparation surfaces, food storage pantries and cupboards shall be easily cleanable and free from holes, breaks or cracks that can leak, or may injure a person or may permit the harborage of insects and dampness that may promote the growth of bacteria.
 7. **Storage of garbage.** No owner, agent or manager of any rental housing unit shall permit upon his premises the exterior accumulation of any garbage or refuse, except in covered portable containers of rust-resistant metal, rubber, plastic or similar material. Garbage or refuse shall only be placed curbside in accordance with The Code of Ordinances. The owner, agent, or manager of any rental housing unit(s) shall be responsible for the correct placement of curb side garbage or refuse and the removal of any garbage container.
- C. **Electrical service and lighting.** Every rental housing unit shall have electrical service and lighting properly installed and maintained in sound condition adequate to support the health and safety of occupants, permit the safe use of electrical appliances and permit normal indoor activities.

1. **Outlets, switches, and light fixtures.** All indoor and outdoor outlets, switches, and light fixtures shall be operable and fully intact.
 2. **Ground-fault circuit-interrupters (GFCI).** All electrical convenience outlets installed outside or in bathrooms and within six (6) feet of a water source, which includes a lavatory or kitchen sink shall have ground-fault circuit-interrupter protection, provided it can be installed without additional wiring to the main electrical service panel. As used in this section, a bathroom is an area with a tub or shower, with or without a lavatory.
 3. **Stairway and hall lights.** Every light fixture within any public or common stairway, hallway, corridor, or breezeway in or leading into multifamily dwellings shall be operable at all times.
 4. **Exterior entrances.** Every building serving four (4) or more rental housing units shall have the main building entrances lighted with specific lighting during nighttime hours other than street lighting. The entrances into individual rental housing units shall also be provided with specific lighting which shall be controlled either automatically or manually by a switch controlled by the tenant.
 5. **Installation and maintenance.** Every outlet, switch, and fixture shall be properly installed and maintained in sound condition. No owner, agent or manager shall provide, install or allow to be installed or used any frayed and exposed wiring; wiring unprotected by proper covering; fixtures in disrepair; tacked extension cording; or makeshift wiring, outlets or fixture repairs or which may injure a person.
- D. **Thermal environment.** Every rental housing unit shall contain safe heating equipment and systems which are properly installed and maintained in sound condition and capable of providing adequate heating and cooling, appropriate for the climate, to assure a comfortable and healthy living environment.
1. **Heating requirements.** Every rental housing unit shall have heating under the tenant's control, capable of safely heating all habitable rooms. . Permanently installed heating facilities shall provide required heating in accordance with the Property Maintenance Code that can safely maintain a minimum room temperature of sixty-five degrees (65°) degrees Fahrenheit.
 2. **Cooling requirements.** Every rental housing unit shall have a cooling system under the tenant's control, capable of safely cooling all habitable rooms. Permanently installed cooling systems shall provide required cooling in accordance with all applicable codes that can safely maintain a maximum temperature of eighty degrees (80°) Fahrenheit.
 3. **Unvented combustion heaters are prohibited.** No owner, agent, or manager shall provide, install, or allow to be installed or used any unvented portable space heaters burning solid, liquid, or gaseous fuels.
 4. **The use of a cooking appliances as a heater is prohibited.** No owner, agent, or manager shall allow the use of any ovens, stoves, or ranges, or other cooking appliances for the purpose of heating any portion of a dwelling.
- E. **Doors, windows, and ventilation.** Every rental housing unit shall have doors and windows which provide adequate natural light and ventilation to permit normal indoor activities and support the health and safety of the occupants while providing protection from the elements and privacy for the occupants.
1. **Windows.** Windows shall be maintained in sound condition. Exterior windows shall fit the window openings and shall be properly sealed or weather-stripped in a manner that prevents the entrance of the elements or vermin or excessive air escape or infiltration. The fit of exterior windows shall not otherwise diminish the thermal efficiency of the structure.
 2. **Exterior doors.** Exterior doors leading into rental housing units shall fit the door openings and shall also be weather-stripped in a manner that prevents the entrance of the elements or

- vermin or excessive air escape or infiltration. The fit of exterior doors shall not otherwise diminish the thermal efficiency of the structure. Exterior doors, door hardware and door frames shall be maintained in sound condition and capable of the use intended by their design.
3. **Interior doors.** Interior doors, door hardware and door frames shall be maintained in sound condition and capable of affording privacy to the occupants.
- F. **Space and occupancy.** Every rental housing unit shall have sufficient access and space to allow for adequate living and sleeping conditions while providing for the occupant's health, safety, privacy and general welfare.
1. **Rental Housing Unit Occupancy Load.** Every single dwelling unit (single-family) rental housing unit shall provide at least one hundred (100) square feet of floor area for each occupant. The floor area is to be calculated on the basis of total dwelling unit area.
 2. **Interior access.** In any rental housing unit, access to bedrooms and bathrooms shall be from within the unit.
- G. **Safety and security.** Every rental housing unit shall have a locking device properly installed and in sound condition capable of the use intended by its design which restrict unlawful entry, smoke detectors to provide fire safety, and shall be maintained free from hazards to the health, safety or welfare of the occupants.
1. **Tripping hazard on stairways.** Every inside and outside stairway shall be maintained in sound condition and free from any broken, rotted, or missing steps or tripping hazards.
 2. **Guardrail and enclosures on stairways.** Every stairway which exceeds thirty (30) inches in height shall be protected by a guardrail and enclosure material in sound condition.
 3. **Guardrail and enclosures on balconies and porches.** Every balcony or porch higher than thirty (30) inches above the ground shall be protected by a guardrail and enclosure material in sound condition.
 4. **Exterior doors.** Exterior doors leading into rental housing units or tenant storage rooms, which are reasonably accessible, shall have a locking device properly installed and in sound condition capable of the use intended by its design.
 5. **Windows.** Every openable window reasonably accessible from the outside shall have a locking device or devices properly installed and in sound condition capable of the use intended by its design. Such devices shall prevent opening, lifting or sliding of the locked window from the exterior of the unit.
 6. **Smoke detectors.** Smoke detectors shall be installed in all existing rental housing units. The installation of smoke detectors shall at least meet the requirements specified in the International Code Council Property Maintenance Code (IPMC). The owner, agent, and/or manager shall be responsible for the installation, replacement of batteries, and maintaining appropriate records of required smoke detectors. Smoke detectors shall always be operable, and batteries replaced annually, or on an as needed basis. Upon termination of a tenancy in any rental housing unit, the owner, owner's agent or manager shall insure that any required smoke detectors are operational prior to re-occupancy of the unit. Proof of battery replacement shall be required as part of inspection.
- H. **Maintenance.** Every rental housing unit interior and exterior shall be maintained in a condition which provides the occupants with protection from the elements, a safe and healthy living environment and housing free from deterioration or slum-like conditions.
1. **Interior holes, cracks, or breaks.** Every floor, interior wall and ceiling, and all appurtenances thereto shall be kept in sound condition and free of holes, cracks or breaks that may injure a person, admit or harbor vermin, admit dampness or restrict privacy. Every hole cut in floors, walls or ceilings for the passage of plumbing fixtures or pipes shall be sealed to

- prevent the passage of insects and vermin.
2. **Floor coverings tripping hazards.** Floor coverings that are torn or loose and located on a stairway or within three (3) feet of a stairway shall be removed or repaired to prevent tripping. Tears in excess of six (6) inches and tears or projections rising one-quarter ($\frac{1}{4}$) inch or more above the floor surface in any location present a tripping hazard and shall be repaired.
 3. **Floor coverings deteriorated, unsafe, and/or unsanitary.** Floor coverings such as carpeting, tile, linoleum and similar materials shall be repaired or replaced when the floor covering is severely deteriorated or when the condition of the floor covering creates an unsafe or unsanitary environment.
 4. **Exterior weathertight, watertight, and vermin proof.** Every foundation, roof and exterior wall shall be reasonably weather tight, watertight and vermin proof and shall be kept in sound condition.
 5. **Exterior deteriorated or slum-like.** All exposed exterior surfaces shall be maintained so as to be impervious to moisture and weather elements and every rental housing unit shall be free of broken, rotted, split or buckled exterior wall coverings or roof coverings. All exposed exterior surfaces shall not otherwise present a deteriorated or slum-like appearance and will meet the specific requirements which follow.
 - a. All exterior wood surfaces shall be protected from the elements and from deterioration by paint or other protective treatment; except such wood surfaces composed of wood that is naturally resistant to decay and naturally resistant to insects.
 - b. All exterior painted surfaces shall be painted with paint that is lead free and shall be free of loose, cracked, scaling, chipping or peeling paint in such amounts as to present a deteriorated or slum-like appearance;
 - c. Roof coverings shall be watertight and weathertight and shall be free of broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance. All roofing materials shall meet the requirements of all adopted codes and ordinances.
 6. **Maintenance of swimming pools, water features, and spas.** All swimming pools, water features, and spas shall be properly maintained so as not to create a safety hazard, harbor vermin infestation, or create a deteriorated or slum-like appearance.
 7. **Stagnant water.** All premises shall be maintained so as to prevent the accumulation of stagnant water when such water causes a hazardous or unhealthy condition, becomes a breeding area for insects or causes damage to foundation walls.
 8. **Infestation.** Every rental housing unit and premises shall be kept free from insect, rodent or vermin infestation. Every rental housing unit and premises shall be free from the presence or apparent evidence of insect or rodent infestation, other noxious pests, nesting places and any other unsightly or unsanitary accumulation which may harbor insects, rodents or other vermin.
 9. **Maintenance of facility and equipment.** Every supplied facility, piece of equipment or utility shall be so constructed, installed and maintained so that it will function safely and effectively and remain in sound condition.
 10. **Discontinuation of services.** No owner, agent or manager shall cause any services, facilities, equipment or utilities which are required under this code to be removed from, shut off or discontinued in any occupied rental housing unit except for such temporary interruption as may be necessary while actual repairs or alterations are in process.
 11. **Responsibility for maintenance.** It shall be the responsibility of the owner, agent, and manager to provide for the interior and exterior maintenance of the rental housing unit and premises.

REQUESTING DEPARTMENT: Community Development- Planning Department

FOR MORE INFORMATION CONTACT:

Daniel Havelin @ 662-323-2525 ext 3136 or d.havelin@cityofstarkville.org
Lyle McCaskey @ 662-323-2525 ext 3130 or l.mecaskey@cityofstarkville.org

SUGGESTED MOTION:

Move approval of Special Exception request SE 26-03 to allow for a Recreational Vehicle Park at southeast corner of the intersection of Old West Point Road and East Garrad Road with the three recommended conditions.



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 26-03 a request for Special Exception to allow for a Recreational Vehicle Park at southeast corner of the intersection of Old West Point Road and East Garrad Road within a C zoning district.
Date: February 10, 2026

The purpose of this report is to provide information regarding a Special Exception request by HPM Development LLC to allow for a Recreational Vehicle Park at southeast corner of the intersection of Old West Point Road and East Garrad Road within a C zoning district with the property #117F-00-002.09. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is requesting a Special Exception to allow the development of a Recreational Vehicle (RV) Park in C zoning district. The applicant has submitted a conceptual plan for pre-application review with the Development Review Committee. The conceptual plan illustrates approximately 72 RV spaces; however, this number may change during the official site plan review process.

The subject property consists of Lot 4, Lot 5, and a platted right-of-way within the HPM Development, LLC & Joseph A. Gillis subdivision, which was approved by the Board of Aldermen on November 17, 2015. As part of the proposed development, the existing right-of-way will be reconfigured and relocated.

The total site area is approximately 13.5 acres, which exceeds the minimum three-acre requirement for a Recreational Vehicle Park as established by the Unified Development Code (UDC).

The proposed RV Park includes a new public road connection between Parker McGill Road and Old West Point Road. Private internal drives serving individual RV pads. Common amenities including pickleball courts, a pavilion, and a shower/restroom facility.

If individual RV pads are proposed to be sold in the future, the development would be required to be platted as a Condominium Plat in accordance with Section 3.13.1 of the Unified Development Code and applicable state laws. This requirement would be addressed through a separate platting process and is not part of the current Special Exception request.

The subject property is located within the C zoning district. The Unified Development Code permits Recreational Vehicle Parks in this zoning district only with approval of a Special Exception, provided all applicable standards and criteria are met.

The site contains several physical constraints that limit the feasibility of more intensive development:

- Approximately 45% of the site is located within a floodplain
- The entire northern property line lies within a designated floodway
- Approximately 15% of the site contains steep slopes along the southern portion
- A 150-foot-wide TVA power easement runs north to south through the site and occupies approximately 23% of the property, within which no buildings are permitted

Due to these constraints, development options are limited. Recreational Vehicle Parks typically rely on smaller, dispersed pads and fewer permanent structures, making this type of development more compatible with the site's physical characteristics.

The proposed RV Park allows the site to be developed in a manner that responds to these constraints while limiting extensive grading and permanent structural development. The City of Starkville Comprehensive Plan recognizes that areas affected by environmental constraints such as floodplains, steep slopes, and utility easements present limitations on traditional development patterns. The Plan emphasizes the importance of considering these constraints when evaluating development proposals and encourages site design that minimizes environmental impacts and avoids intensive development in constrained areas.

The proposed development is not anticipated to result in a significant increase in traffic compared to other potential permitted uses of the site. Recreational Vehicle Parks typically generate lower daily traffic volumes than traditional residential subdivisions or commercial developments. Additionally, the proposed public road connection between Parker McGill Road and Old West Point Road will improve local circulation and provide an alternative emergency access route, offering a public safety benefit to the surrounding area.

Properties to the west and northwest of the site are zoned for single dwelling residential use. The property immediately to the west is currently undeveloped. Several existing houses are located northwest of the site, across an existing creek. The creek provides a natural buffer between the proposed RV Park and nearby residential properties. With appropriate site design, the proposed use can be compatible with surrounding residential development.

Based on review of the application and applicable standards, staff finds that:

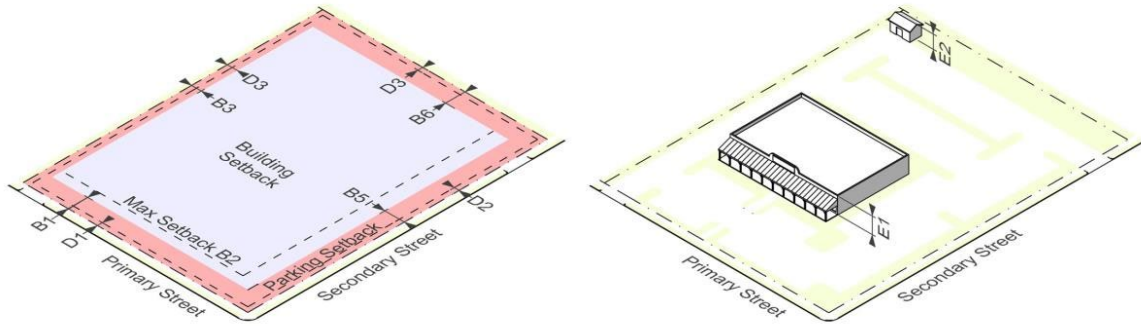
- A Recreational Vehicle Park is a use eligible for consideration as a Special Exception in the zoning district.
- The site meets the minimum acreage requirements and can accommodate the proposed use.
- The physical characteristics of the site make the proposed use appropriate and reasonable.
- The proposed development can be designed to minimize impacts on adjacent residential properties.
- The request is consistent with the City of Starkville Comprehensive Plan.
- The proposed use will not be detrimental to public health, safety, or general welfare.

Based on compliance with Section 13.7.21 and the Special Exception criteria in Section 3.4.1 of the Unified Development Code, staff recommends approval of the Special Exception for a Recreational Vehicle Park, subject to compliance with all applicable development standards and review requirements.

13.7.21 Recreational Vehicle Parks

- A. **Definition:** A parcel of land on which two (2) or more spaces are available for occasional occupancy by recreational vehicles intended for transient dwelling purposes via rental or ownership method. These requirements do not apply to a manufactured home park.
 - B. **Parking:**
 - 1. See zoning district base dimensional standards for parking location and setback requirements.
 - 2. Each recreational vehicle space must be large enough to provide parking for the recreational vehicle and one (1) additional vehicle on-site.
 - 3. Parking areas shall be designed to prevent obstruction of pedestrian and vehicular circulation within the right-of-way and/or the recreational vehicle park.
 - C. **Loading:** None.
 - D. **Additional Standards:**
 - 1. No structure shall be located in the required setback area of the district. Parking setbacks for the district shall apply to the recreational vehicle.
 - 2. Each recreational vehicle parking area shall be provided with access to water, power, and sanitary sewer. All connections to public utilities shall be in accordance with the utility provider.
 - 3. The minimum lot size for a recreational vehicle park shall be three (3) acres.
 - 4. The owner and/or operator of the recreational vehicle park must file a restrictive covenant stating that no recreational vehicle stored or parked on the premises for more than two (2) weeks will be used as a principal residence or rental residence.
 - 5. Outdoor common areas within a recreational vehicle park shall not be placed adjacent to or within three hundred (300) feet of residential detached dwelling units.
-

Section 7.2 Base Dimensional Standards



Commercial Use	
A. Lot Dimensions	C
A1. Lot size (min)	*
A2. Lot width (min)	*
B. Building/Structure Setbacks	C
B1. Front setback min	20'
B2. Front setback max	N/A
B3. Side setback	10'
B4. Side setback adjacent to detached residential	50'
B5. Side setback corner lot	20'
B6. Rear setback	20'
B7. Rear setback adjacent to detached residential	50'
D. Parking Setbacks	C
D1. From primary street	5'
D2. From side street	5'
D3. From side and rear property line	5'
D4. From side and rear property line adjacent to detached residential	See buffer yard requirements
E. Height	C
E1. Principal building(s) (max)	50', 4 story
E2. Accessory structures(s) (max)	15', 1 story
F. Pedestrian Access	C
F1. Street-facing primary entrance along street	yes
F2. Sidewalk connection to street from each entrance	yes
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards	
**see use chart and additional standards	

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

NOTIFICATION

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

1. 14 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on January 23, 2026.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received no response to the notifications.

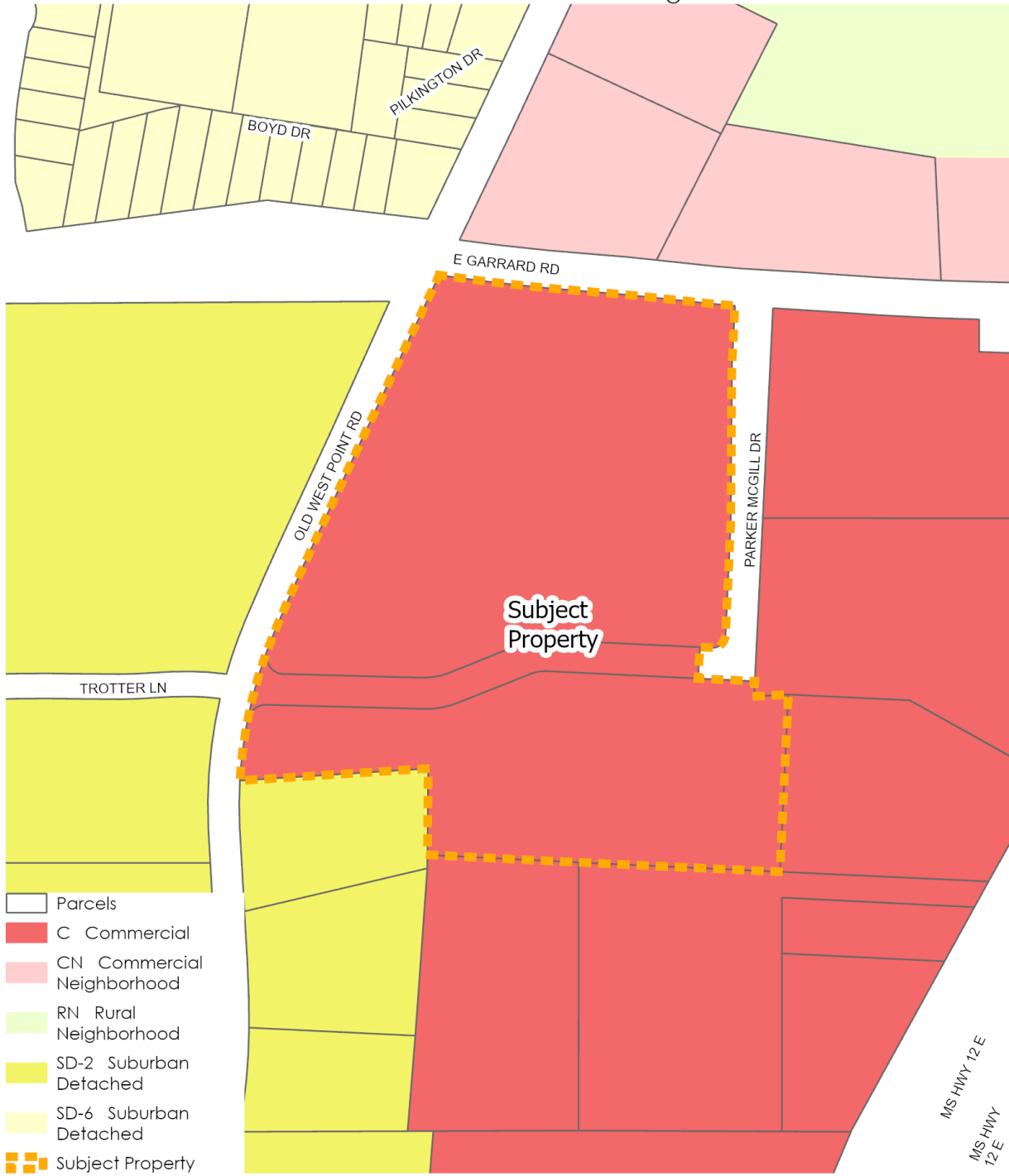
CONDITIONS OF APPROVAL

Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1- SE 26-03 Aerial



Attachment 2- SE 26-03 Zoning

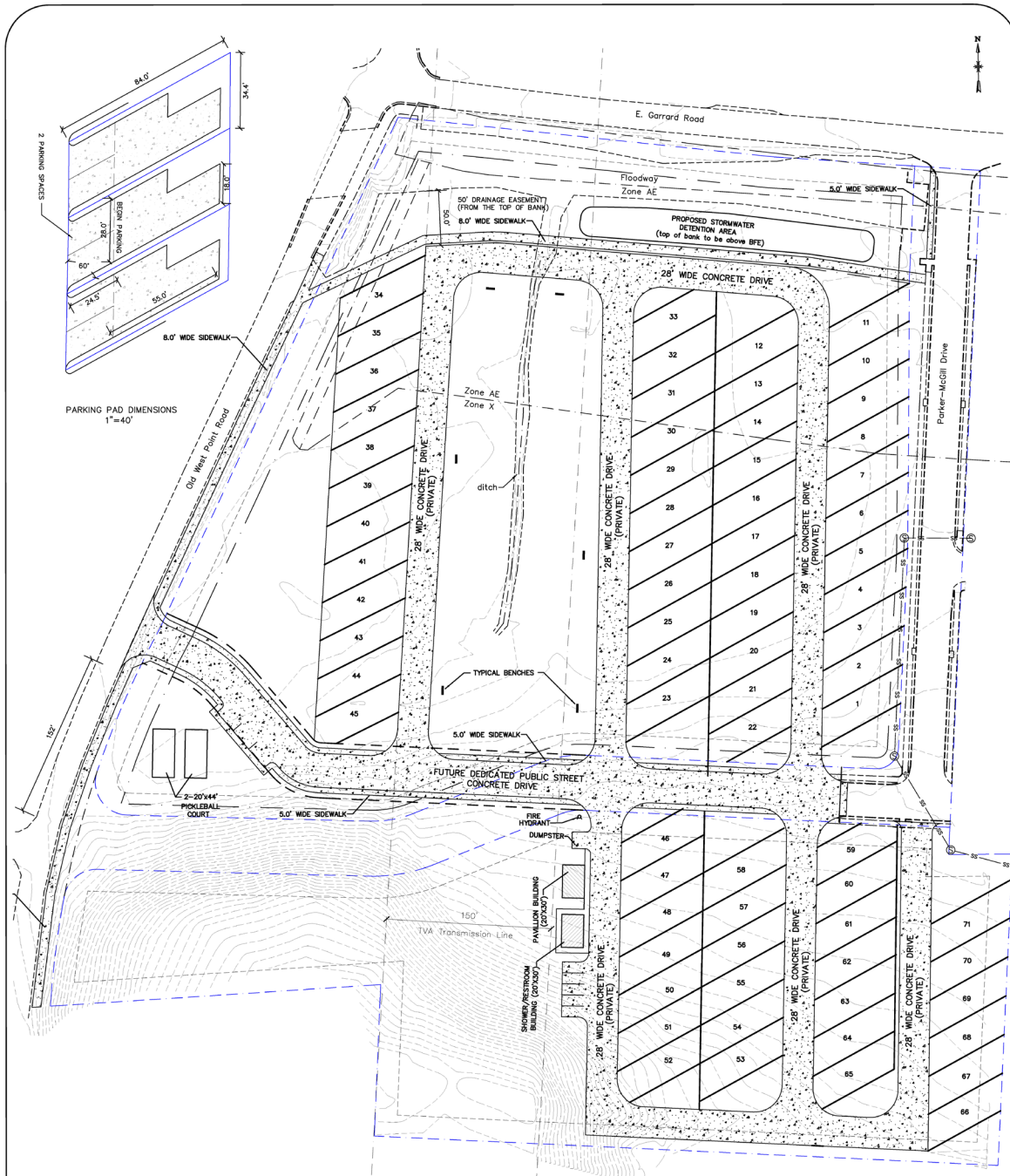


0 200 400 800 Feet



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 3- Conceptual Plans



7. ALL DISTURBED GRASSED AREAS SHALL BE SEEDED UNLESS NOTED OTHERWISE.
THE CONTRACTOR SHALL CONTACT COUNTY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.

8. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY TCEQ.

9. CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.

10. ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

11. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.

12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.

13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.

14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.

15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.

NOTES:

 1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC.
 2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
 3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
 4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
 6. ACCESS MANAGEMENT POLICY, 13.01-C STATES THAT THERE SHOULD BE ONE ACCESS POINT FOR EVERY 1,500 FEET OF FRONTAGE. THERE IS 1,500 FEET OF FRONTAGE (BOTH SIDES) OF THE PROPOSED PUBLIC ROAD PASSING THROUGH THE SUBJECT PARCEL. THEREFORE, WE ARE ALLOWED 7.5 DRIVES FOR THIS PROJECT.
 7. ORIGINAL SETBACK LIMITS:
FRONT: 20 FEET
SIDE: 20 FEET
REAR: 20 FEET

GRAPHIC SCALE

 1"=40'

C 1.0

OVERALL SITE PLAN
TRADITIONS MOTORCOACH PARK
STARKVILLE, MISSISSIPPI

Date: 09/22/2025
Score: 1" = 40'
Drawn By: CLB
Reviewed By: CLB

BAIRD ENGINEERING, INC.

506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015

No.	Revisions:	By:	Date:



VICINITY PLAN
NOT TO SCALE

Concept for TRADITIONS MOTORCOACH PARK - Starkville, Mississippi



The original plat indicates the internal drive aligned with Trotter Lane. Due to the roadway curvature, existing vegetation, and adjacent hillside, visibility at this location is limited. The proposed alignment shifts the drive approximately 150 feet north to increase sight distance and eliminate visibility concerns.

SITE PLAN ENLARGEMENT
Scale: 1" = 50'

Concept for TRADITIONS MOTORCOACH PARK - Starkville, Mississippi



LANDSCAPE DESIGN NOTE:
PLANTINGS SHOWN WITHIN RENDERINGS FOR DESIGN INTENT PURPOSES
ONLY. FINAL DESIGN DRAWINGS SHALL BE SUBMITTED DURING PERMITTING
PROCESS AND SHALL MEET OR EXCEED MINIMUM DESIGN STANDARDS

AERIAL VIEW 1

Concept for TRADITIONS MOTORCOACH PARK - Starkville, Mississippi



AERIAL VIEW 2

Concept for TRADITIONS MOTORCOACH PARK - Starkville, Mississippi

SCHEMATIC DESIGN

12.16.25 | Page 2 of 2

Project Number: 253550-001

was
DESIGN
landscape architects



AERIAL VIEW 3

Concept for TRADITIONS MOTORCOACH PARK - Starkville, Mississippi

SCHEMATIC DESIGN

12.16.25 | Page 2 of 2

Project Number: 255559-001

was
DESIGN
landscape architects



Daniel Havelin <d.havelin@cityofstarkville.org>

[Planning] Zone C Parcel 117F-00-002.09 Follow UP from 2.10.26 Hearing

Cam Smith <cam@southernaginc.com>

Wed, Feb 11, 2026 at 8:29 AM

To: "planning@cityofstarkville.org" <planning@cityofstarkville.org>, "k.skinner@cityofstarkville.org" <k.skinner@cityofstarkville.org>, "l.spruill@cityofstarkville.org" <l.spruill@cityofstarkville.org>
Cc: "Cam Smith (cam@southernaginc.com)" <cam@southernaginc.com>

Good Morning,

Last night the Planning and Zoning Commission held a Special Exemption hearing for Zone C Parcel 117F-00-002.09 regarding the proposed Traditions Motor Coach park. I asked how the new landowners and residents would be taxed compared to current residents like myself and my neighbors on Trotter Lane. A follow-up email was requested to highlight the financial opportunity for the City of Starkville through appropriate valuations and tax structure on the new parcel and motorcoach owners.

A suggestion is for all owners of each of the 72 motorcoach pads and interest divided share of the full acreage be taxed at a base rate for their individual pad ownership and common areas, as well as taxed at fair market value, less legal exceptions for the motorcoaches they own. The applicants for the exception stated that the lots would be sold at or around \$100,000 per space and the target segment of motorcoach owners own vehicles that in some cases cost over \$1MM dollars. As a resident of Trotter Lane paying city taxes on a \$950,000 home and parcel, it seems fiscally fair and responsible for the city to apply the same tax rates of land and home ownership to these new residents as a new tax base opportunity for our city.

Alternatively, lowering the rates for home and parcel ownership on the adjacent property where I live could be implemented as a trade-off for the value lowering motorcoach park being considered in the exception.

Thank you for your consideration and I look forward to a follow up. I am personally willing to help or advocate for my proposal in any way necessary. **Can the planning email recipient please confirm receipt of this email?**

Sincerely,

Cam Smith
662.996.7127

--

You received this message because you are subscribed to the Google Groups "Planning Department" group.

To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@cityofstarkville.org.

To view this discussion visit <https://groups.google.com/a/cityofstarkville.org/d/msgid/planning/LV8P220MB14851DE24A6D32EB73D9946EF963A%40LV8P220MB1485.NAMP220.PROD.OUTLOOK.COM>.



AGENDA ITEM DEPT.: Police Department

CITY OF STARKVILLE COVER SHEET

AGENDA DATE: February 17, 2026

RECOMMENDATION FOR BOARD ACTION

PAGE: Page 1 of 14

SUBJECT:

Public hearing and consideration under Miss. Code Ann. § 21-19-11 to determine whether the property located at 515 Dr. Martin Luther King Jr Drive W, Starkville, MS 39759 with the parcel number 118N-00-123.00, is in such a state of uncleanness as to be a menace to the public health, safety, and welfare of the community and such that clean up of the property should occur.

SUMMARY:

Initial inspection of 515 Dr. Martin Luther King Jr Drive W, Starkville, MS 39759 with the parcel number 118N-00-123.00, was performed by Code Enforcement Officer Steven Cundy on January 07, 2026. This inspection provided evidence that the property contained conditions not suitable for public health and safety, the building in a dilapidated state due to siding missing, rotten boards, and missing crawl space door open to wildlife underneath the building. The door of the structure is not a complete closure of the structure. This is causing many issues for the neighboring properties, such as the appearance of the neighborhood and possibly providing a habitat for wildlife that can pose a threat to people living in the area, and the overall upkeep of the property being neglected.

A Notice of Violation was mailed to the HEWLETT WOOD PRODUCTS INC, the owner of the building located at 515 Dr. Martin Luther King Jr Drive W, Starkville, MS 39759, on January 09, 2026.

An Administrative Inspection Warrant was issued by Judge Kelley on January 29, 2026. The Administrative Inspection Warrant was executed on February 02, 2026 by Ofc. Steven Cundy and Building Official Stein McMullen. Photographs were taken of the property, to include the exterior and interior of the structure.

Notices of the Public Hearing were posted on the front entrance window at City Hall and on the property on February 02, 2026. A Notice of Public Hearing was mailed on February 02, 2026. to the property tax payer/owner, HEWLETT WOOD PRODUCTS INC. Tax payer/owner information was obtained through the Oktibbeha County Chancery Court where property and valorem tax is collected and through Deed records.

REQUESTING

DIRECTOR'S

DEPARTMENT: Police-Code Enforcement

AUTHORIZATION: Chief Mark Ballard

FOR MORE INFORMATION CONTACT:

Officer Steven.Cundy @ 662-769-4421

SUGGESTED MOTION:

Move to determine the property, located at 515 Dr. Martin Luther King Jr Drive W, Starkville, MS 39759, with the parcel number 118N-00-123.00, is a menace to the public health, safety, and welfare of the community and will be subject to clean up under Miss. Code Ann. § 21-19-11, thus allowing the City of Starkville to clean the site. It is recommended that the city take action to remove the structure on this property.

City of Starkville Unified Development Code, section 16.1.1 sub section D. Can be located at <https://www.cityofstarkville.org/> under the City Ordinances then Unified Development Code.

16.1 Nuisance

16.1.1 General Nuisance

16.1.2 Nuisance Prohibited

16.1.3 Nuisance Violation

A nuisance shall be a condition or situation that results in an interference with the use and enjoyment of public and private property. To protect the health, safety, and welfare of the public, maintaining, using, placing, depositing, leaving, or permitting of any item or action classified as a nuisance shall not be permitted.

16.1.1 General Nuisance

Nuisance shall include but not be limited to:

- A. Accumulation of noxious weeds and other rank vegetation.
- B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things.
- C. Any condition which provides harborage for rats, mice, snakes and other vermin.
- D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.
- E. All unauthorized noises and vibrations, including animal noises.
- F. All obnoxious odors and stench, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stench.
- G. The carcasses of animals or fowl not disposed of within a reasonable time after death.
- H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances.
- I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.
- J. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.
- K. The creation of dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities.

16.1.2 Nuisance Prohibited

It shall be unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance.

16.1.3 Nuisance Violation

Whenever a nuisance is found to exist, the Code Enforcement Officer shall follow the process and procedures for issuance of a code violation as stated in Section 3.10.

Section 21-19-11

Determination that property or parcel of land is menace; authorized municipal employee may make the determination that property or parcel of land is menace under certain circumstances; notification to property owner; hearing; cleaning private property; cost and penalty as assessment against property; appeal; cleaning certain perpetual care cemetery property; application for reimbursement for costs of cleanup from perpetual care cemetery trust fund.

(1) To determine whether property or parcel of land located within a municipality is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community, a governing authority of any municipality shall conduct a hearing, on its own motion, or upon the receipt of a petition signed by a majority of the residents residing within four hundred (400) feet of any property or parcel of land alleged to be in need of the cleaning. Notice shall be provided to the property owner by:

(a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property, except where the land or structure(s) is apparently vacant, and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and

(b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted.

Any notice required by this section shall include language that informs the property owner that an adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by this section shall be recorded in the minutes of the governing authority in conjunction with the hearing required by this section.

If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; securing abandoned or dilapidated buildings; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality. For subsequent cleaning within the one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipality's adjudication as authorized in this subsection (1), a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing or securing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property, except as otherwise provided in this section for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars (\$20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. The aggregate cost of removing hazardous substances will be the actual cost of such removal to the municipality and shall not be subject to the cost limitations provided in this subsection. The governing authority may assess the same penalty for each time the property or land is cleaned as otherwise provided in this section. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that penalties shall not be assessed against the State of Mississippi.

515 DR MARTIN LUTHER KING JR DR W, STARKVILLE, MS 39759 with the parcel number 118N-00-123.00

(Property Link)

Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Property Link OKTIBBEHA COUNTY, MS

Current Date 1/27/2026

Tax Year 2025
Records Last Updated 1/26/2026

PROPERTY DETAIL			
OWNER	HEWLETT WOOD PRODUCT INC	ACRES :	**NA**
	P O BOX 170	LAND VALUE :	40000
		IMPROVEMENTS :	41380
	STARKVILLE MS 39760	TOTAL VALUE:	81380
		ASSESSED :	12207

PARCEL 118N-00-123.00

ADDRESS **NA**

TAX INFORMATION			
YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	672.73	0.00	672.73
CITY	415.04	0.00	415.04
SCHOOL	809.45	0.00	809.45
TOTAL	1897.22	0.00	1897.22

LAST PAYMENT DATE **NA**

MISCELLANEOUS INFORMATION	
EXEMPT CODE	LEGAL LOT 13-J CITY BLOCK 13
HOMESTEAD CODE	None MAP 118N DB/PG 695/247 845/579
TAX DISTRICT	3110
PPIN	005655
SECTION	33
TOWNSHIP	19N
RANGE	14E

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[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES		
Year	Sold To	Redeemed Date/By
NO TAX SALES FOUND		

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The photographs below were taken from the public view at the city road by Officer Steven Cundy at the first inspection on January 07, 2026, at approximately 1601hrs.



On January 09, 2026, violation notice was mailed to the property owner HEWLETT WOOD PRODUCTS INC. The Notice of Violation was also mailed to the property address.

 NOTICE OF VIOLATION	
Violation Address: 515 DR MARTIN LUTHER KING JR DR W, STARKVILLE, MISSISSIPPI, 39759	Date: January 9, 2026 Case Number: CE-25-475 Parcel Number: 118N-00-123.00
Name: HEWLETT WOOD PRODUCT INC Owner Address: 515 DR MARTIN LUTHER KING JR DR W STARKVILLE MISSISSIPPI, 39759	
Dear Property Owner or Tenant, The employees of the City of Starkville would like to take this opportunity to thank you for choosing to own property in the City of Starkville, Mississippi. We strive to improve our appearance to ensure the safety of all our citizens. Therefore, I am writing your property at the above noted address.	
This letter is an official written notice that you have until January 26, 2026 to bring the property into compliance with Starkville's City Code of Ordinances. Failure to bring this property into compliance may result in a summons to appear before the Municipal Court Judge, where court fees, fines, and related penalties may be administered. Thank you in advance for your compliance. If you have any questions, please contact Code Enforcement at (662) 323-2525 or codeenforcement@cityofstarkville.org .	
Your property has been recognized as having the following violations:	
3.19.5.F	UDC 3.19.5.F Property or Parcel is a Menace to the Public Health Safety and Welfare
1. Upon verification of the alleged violation by the Building Official, the Code Enforcement Officer shall provide a notice to the property owner of a public hearing with the Board of Aldermen in compliance Miss. Code Ann. § 21-19- 11. 2. If the subject property or parcel of land is found by the Board of Aldermen to be in such condition as to be a menace to the public health, safety, and welfare of the community, the Board of Aldermen may issue a judgment against the responsible persons or parties, which may result in but is not limited to Remedies and Penalties found in section 3.19.6	
rank vegetation. B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things. C. Any condition which provides harborage for rats, mice, snakes and other vermin. D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located. E. All unauthorized noises and vibrations, including animal noises. F. All obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches. G. The carcasses of animals or fowl not disposed of within a reasonable time after death. H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances. I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained. J. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground. K. The creation of dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities.	
By the following date said violation is to be corrected: January 26, 2026	
 Officer Steven Cundy Code Enforcement	
The Unified Development Code and Municipal Code of Ordinances can be found at https://starkville.municipalcodeonline.com/ For more information regarding remedies and penalties please see Section 3.19.6 of the Unified Development Code.	

HEWLETT WOOD PRODUCT INC
P.O. BOX 170
Starkville, MS 39759

February 02, 2026

NOTICE

PARCEL NUMBER: 118N-00-123.00

515 Dr. Martin Luther King Jr Drive W, Starkville, MS 39759

Please take notice, pursuant to Mississippi Code Ann. § 21-19-11, a public hearing shall occur on **FEBRUARY 17, 2026**, before the Starkville Board of Aldermen at 5:30 PM in the Municipal Courtroom of City Hall located at 110 West Main St for the purpose of determining whether the property referenced above is in such a state of uncleanness as to be a menace to the public health, safety, and welfare of the community. The property owner and all interested persons are invited and encouraged to attend.

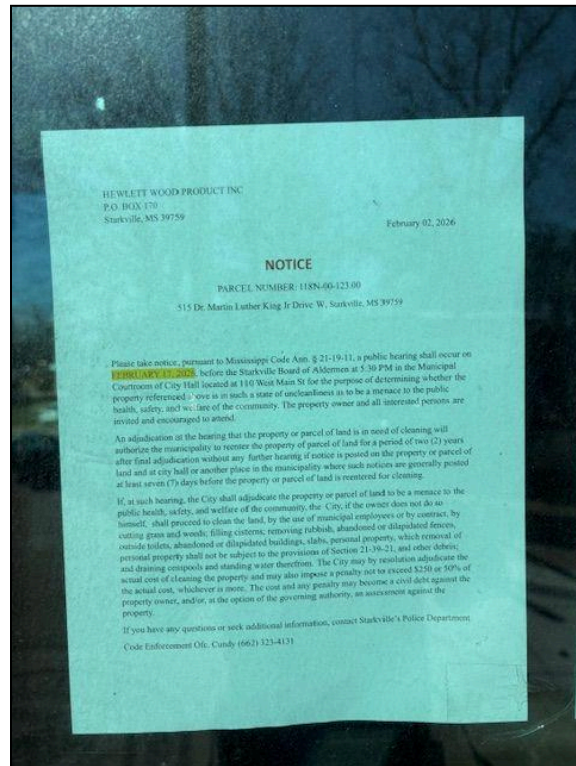
An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property of parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

If, at such hearing, the City shall adjudicate the property or parcel of land to be a menace to the public health, safety, and welfare of the community, the City, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The City may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed \$250 or 50% of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property.

If you have any questions or seek additional information, contact Starkville's Police Department Code Enforcement Ofc. Cundy (662) 323-4131

The photograph below was taken by Officer Cundy on February 02, 2026, of the Public Hearing Notice posted in the front window at City Hall.

(POSTED AT CITY HALL IN WINDOW OF THE FRONT ENTRANCE)



(Posting Call Card)

STARKVILLE POLICE DEPT						from 02/02/2026
Calls For Service						thru 02/02/2026 15:01
Call #	26-003179	Dispatcher	CUNDY,			
Date/Time	02/02/2026 13:13:33	Disposition	NO ACTION			
Type	CODE ENFORCEMENT	Zone				
How Rcvd	OFFICER INITIATED					
Sent To Dispatch						
Location Address						
	110 MAIN ST WEST					
	STARKVILLE, MS 39759					
Officer Information						
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number	
CUNDY,	13:13:33	13:13:33	13:30:46			
CUNDY,	13:13:33	13:13:33	13:30:46			
Notes						
2/2/2026 1:15:46 PM CUNDY,		STAMP CERTIFIED MAIL AND POST PUBLIC HEARING NOTICE FOR ADDRESSES 515 MLK JR DR W AND ALSO 794 OLD MAYHEW RD				

A Public Hearing notice was posted on the property by Officer Cundy on February 02, 2026.



(CALLCARD)

STARKVILLE POLICE DEPT
Calls For Service

from 02/02/2026
thru 02/02/2026 15:01

Call # 26-003157
Date/Time 02/02/2026 10:12:08
Type CODE ENFORCEMENT
How Rcvd OFFICER INITIATED
Sent To Dispatch

Dispatcher HARVEY, M
Disposition CALL COMPLETED- NO REPORT
Zone

Location Address

515 W MLK DR
STARKVILLE, MS 39759

Officer Information

Badge - Name
HARVEY, M

Dispatched	Arrived	Cleared	De-Assign	Case Number
10:12:08	10:12:08	10:42:09		

Notes

2/2/2026 10:40:36 AM	HARVEY, M	WARRANT WAS EXCUTED WITH BUILDING OFFICIAL ON SITE
2/2/2026 10:41:36 AM	HARVEY, M	POSTED HEARING NOTICE TOOK PICTURES OF STRUCTURE AND PROPERTY

Public Hearing notice mailed to the property owner via US mail on February 02, 2026.

(PHOTOS OF MAIL SENT)



(CALLCARD)

Call #	26-003180	Dispatcher	CUNDY,		
Date/Time	02/02/2026 13:39:24	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
822 TAYLOR ST					
STARKVILLE, MS 39759					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
CUNDY,	13:39:24	13:39:24	13:52:07		
Notes					
2/2/2026 1:40:42 PM		CUNDY,	MAILING OFF CERTIFIED MAIL FOR HEWLETT WOOD PRODUCTS 515 DR MLK JR DR W		
2/2/2026 1:42:05 PM		CUNDY,	MAILING OFF CERTIFIED MAIL FOR BOYD DARRELL G C/O JAMES BOYD 794 OLD MAYHEW RD		

This Administrative Inspection Warrant was issued by Judge Kelley on January 29, 2026. The Administrative Inspection Warrant was executed by Officer Steven Cundy & Building Official Stein McMullen on February 02, 2026 at approximately 1012 hrs. Photographs were taken of the property and the structure.

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA
CITY OF STARKVILLE

ADMINISTRATIVE INSPECTION WARRANT

Whereas, Affiant Ofc. Steven Cundy, a Law Enforcement Officer in the State of Mississippi, known to me to be credible persons, have this day made complaint on oath before me as follows:

1. That affiants have good reason to believe and do believe that certain things hereinafter described as now being concealed in or about the following place in this county:

The entire property and house, including any locked or secured rooms or compartments at 515 Dr. Martin Luther King Jr Drive W, Starkville, Oktibbeha County, Mississippi, Parcel #118N-00-123.00, and any out buildings on the property to include a garage and storage buildings.

2. That the place described above is occupied and controlled by:

HEWLETT WOOD PRODUCT INC, and unknown persons.

3. That said things particularly described as follows:

Any and all evidence of structural damage and unsanitary health conditions that are unfit for human habitation and a menace to the public health, safety, and welfare.

4. That possession of the above said described things is in itself unlawful (or the public has a primary interest in, or primary right to possession of the above described things), in that said things are:

IN VIOLATION OF STARKVILLE UNIFIED DEVELOPMENT CODE SECTION 16.1.1 SUB SECTION D. (GENERAL NUISANCE), AS WELL AS 2020 MISSISSIPPI CODE 21-19-11 (HEALTH, SAFETY, AND WELFARE).

5. The facts tending to establish the following grounds for issuance of a Search Warrant are set forth in the affidavit with attached sheet headed Underlying Facts and Circumstances, which were reviewed by this court. This court, having examined and considered said affidavit and attachment, and also having heard and considered the evidence in support thereof from the affiants named therein does find that probable cause for the issuance of a search warrant does exist. THEREFORE, you are hereby commanded to proceed at any time in the day or night to the place described above and search forthwith said place for the things specified above, making known to the person or persons occupying or controlling said place, if any, your purpose and authority for so doing, and if the things specified above be found there to seize them, leaving a copy of this warrant and a receipt for the things taken; and bring the things seized before the court instant; and prepare a written inventory of the items seized, and have then and there this writ, with your proceedings noted therein.

6. Do not interpret this writ as limiting your authority to seize all contraband and things the possession of which in itself is unlawful which you find incident to your search, or as limiting your authority to make otherwise valid arrest at the place described above.

This warrant shall be executed within 10 days of the date of issuance.



J. Brian Kelley (Jan 29, 2026 10:02:16 CST)

Judge

(Call Card)

STARKVILLE POLICE DEPT

from 02/02/2026

thru 02/02/2026 15:01

Calls For Service

Call #	26-003157	Dispatcher	HARVEY, M
Date/Time	02/02/2026 10:12:08	Disposition	CALL COMPLETED- NO REPORT
Type	CODE ENFORCEMENT	Zone	
How Rcvd	OFFICER INITIATED		
Sent To Dispatch			

Location Address

515 W MLK DR
STARKVILLE, MS 39759

Officer Information

Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	10:12:08	10:12:08	10:42:09		

Notes

2/2/2026 10:40:36 AM	HARVEY, M	WARRANT WAS EXCUTED WITH BUILDING OFFICIAL ON SITE
2/2/2026 10:41:36 AM	HARVEY, M	POSTED HEARING NOTICE TOOK PICTURES OF STRUCTURE AND PROPERTY









AGENDA ITEM DEPT.: Police Department

CITY OF STARKVILLE COVER SHEET

AGENDA DATE: February 17, 2026

RECOMMENDATION FOR BOARD ACTION

PAGE: Page 1 of 13

SUBJECT:

Public hearing and consideration under Miss. Code Ann. § 21-19-11 to determine whether the property located at 794 Old Mayhew Road, Starkville, MS 39759, with the parcel number 159-31-025.03, is in such a state of uncleanness as to be a menace to the public health, safety, and welfare of the community and such that clean up of the property should occur.

SUMMARY:

Initial inspection of 794 Old Mayhew Road, Starkville, MS 39759 with the parcel number 159-31-025.03, was performed by Code Enforcement Officer Steven Cundy on December 31, 2025. The inspection provided evidence that the property contained conditions not suitable for public health and safety, the building is in a dilapidated state due to the front of the structure looking abandoned with no siding on the front of the house. There are also obvious rotten boards along the edge of the roof line. On the ridge line of the building was missing fascia along with deteriorating wood. The top of the structure had boards as a brace holding up a flat sheet of material to cover the hole from which siding was no longer visible. This is causing many issues for the neighboring properties, such as the appearance of the neighborhood and possibly providing a habitat for wildlife that can pose a threat to people living in the area, and the overall upkeep of the property being neglected.

A Notice of Violation was mailed to the BOYD DARRELL G C/O JAMES BOYD, the owner of the building located at 794 Old Mayhew RD, Starkville, MS 39759, on December 31, 2025.

An Administrative Inspection Warrant was issued by Judge Kelley on January 29, 2026. The Administrative Inspection Warrant was executed on February 02, 2026 by Ofc. Steven Cundy and Building Official Stein McMullen. Photographs were taken of the property, to include the exterior and interior of the structure.

Notices of the Public Hearing were posted on the front entrance window at City Hall and on the property on February 02, 2026. A Notice of Public Hearing was mailed on February 02, 2026 to the property tax payer/owner, BOYD DARRELL G C/O JAMES BOYD, Tax payer/owner information was obtained through the Oktibbeha County Chancery Court where property and valorem tax is collected and through Deed records.

REQUESTING

DIRECTOR'S

DEPARTMENT: Police-Code Enforcement

AUTHORIZATION: Chief Mark Ballard

FOR MORE INFORMATION CONTACT:

Officer Steven.Cundy @ 662-769-4421

SUGGESTED MOTION:

Move to determine the property, located at 515 Dr. Martin Luther King Jr Drive W, Starkville, MS 39759, with the parcel number 118N-00-123.00, is a menace to the public health, safety, and welfare of the community and will be subject to clean up under Miss. Code Ann. § 21-19-11, thus allowing the City of Starkville to clean the site. It is recommended that the city take action to remove the structure on this property.

City of Starkville Unified Development Code, section 16.1.1 sub section D. Can be located at <https://www.cityofstarkville.org/> under the City Ordinances then Unified Development Code.

16.1 Nuisance

16.1.1 General Nuisance

16.1.2 Nuisance Prohibited

16.1.3 Nuisance Violation

A nuisance shall be a condition or situation that results in an interference with the use and enjoyment of public and private property. To protect the health, safety, and welfare of the public, maintaining, using, placing, depositing, leaving, or permitting of any item or action classified as a nuisance shall not be permitted.

16.1.1 General Nuisance

Nuisance shall include but not be limited to:

- A. Accumulation of noxious weeds and other rank vegetation.
- B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things.
- C. Any condition which provides harborage for rats, mice, snakes and other vermin.
- D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.
- E. All unauthorized noises and vibrations, including animal noises.
- F. All obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches.
- G. The carcasses of animals or fowl not disposed of within a reasonable time after death.
- H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances.
- I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.
- J. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.
- K. The creation of dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities.

16.1.2 Nuisance Prohibited

It shall be unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance.

16.1.3 Nuisance Violation

Whenever a nuisance is found to exist, the Code Enforcement Officer shall follow the process and procedures for issuance of a code violation as stated in Section 3.19.

Section 21-19-11

Determination that property or parcel of land is menace; authorized municipal employee may make the determination that property or parcel of land is menace under certain circumstances; notification to property owner; hearing; cleaning private property; cost and penalty as assessment against property; appeal; cleaning certain perpetual care cemetery property; application for reimbursement for costs of cleanup from perpetual care cemetery trust fund.

(1) To determine whether property or parcel of land located within a municipality is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community, a governing authority of any municipality shall conduct a hearing, on its own motion, or upon the receipt of a petition signed by a majority of the residents residing within four hundred (400) feet of any property or parcel of land alleged to be in need of the cleaning. Notice shall be provided to the property owner by:

(a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property, except where the land or structure(s) is apparently vacant, and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and

(b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted.

Any notice required by this section shall include language that informs the property owner that an adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by this section shall be recorded in the minutes of the governing authority in conjunction with the hearing required by this section.

If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; securing abandoned or dilapidated buildings; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality. For subsequent cleaning within the one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipality's adjudication as authorized in this subsection (1), a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing or securing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property, except as otherwise provided in this section for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars (\$20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. The aggregate cost of removing hazardous substances will be the actual cost of such removal to the municipality and shall not be subject to the cost limitations provided in this subsection. The governing authority may assess the same penalty for each time the property or land is cleaned as otherwise provided in this section. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that penalties shall not be assessed against the State of Mississippi.

794 Old Mayhew Road, Starkville, MS 39759, with the parcel number 159-31-025.03,

(Property Link)

Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 1/29/2026 Tax Year 2025
Records Last Updated 1/28/2026

PROPERTY DETAIL			
OWNER	BOYD DARRELL G	ACRES :	.75
	C/O JAMES BOYD	LAND VALUE :	3000
	814 OLD MAYHEW RD	IMPROVEMENTS :	**NA**
	STARKVILLE MS 39759	TOTAL VALUE:	3000
		ASSESSED :	450

PARCEL 159 -31-025.03

ADDRESS **NA**

TAX INFORMATION			
YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	24.80	24.80	0.00
CITY	15.30	15.30	0.00
SCHOOL	29.84	29.84	0.00
TOTAL	69.94	69.94	0.00

LAST PAYMENT DATE 12 / 29 / 2025

MISCELLANEOUS INFORMATION	
EXEMPT CODE	LEGAL 0.75 AC IN SW/4
HOMESTEAD CODE	None MAP 159 DB/PG 638/460
TAX DISTRICT	2110
PPIN	001143
SECTION	31
TOWNSHIP	19N
RANGE	15E

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[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

Year	Sold To	Redeemed Date/By
NO TAX SALES FOUND		

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[ONLINE PROPERTY TAX PAYMENTS](#) | [ONLINE CAR TAG PAYMENTS](#)

[TERMS OF USE](#) | [PRIVACY POLICY](#) | [Log In](#) | [Log Out](#)

The photographs below were taken from the public view at the city road by Officer Cundy at the first inspection on December 31, 2025, at approximately 1532hrs.



(Call Card)

Call # 25-042978
Date/Time 12/31/2025 15:32:16
Type CODE ENFORCEMENT
How Rcvd PHONE
Sent To Dispatch 12/31/2025 15:32:34

Dispatcher STREEVAL,
Disposition NO ACTION
Zone

Location Address

794 old mayhew

Officer Information

Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
CUNDY,	15:33:25	15:33:27	15:33:28		

Notes

12/31/2025 3:33:15 PM STREEVAL, cases were opened photostake

On December 31, 2025, violation notice was mailed to the property owner BOYD DARRELL G C/O JAMES BOYD. The Notice of Violation was also mailed to the property address.



NOTICE OF VIOLATION

Violation Address:
794 Old Mayhew Road,
STARKVILLE, MS, 39759

Date: December 31, 2025
Case Number: CE-25-491
Parcel Number:

Name: DARRELL G BOYD
Owner Address: 814 OLD MAYHEW RD STARKVILLE MS, 39759

Dear Property Owner or Tenant,

The employees of the City of Starkville would like to take this opportunity to thank you for choosing to own property in the City of Starkville, Mississippi. We strive to improve our appearance to ensure the safety of all our citizens. Therefore, I am writing your property at the above noted address.

This letter is an official written notice that you have until **January 15, 2026** to bring the property into compliance with Starkville's City Code of Ordinances. Failure to bring this property into compliance may result in a summons to appear before the Municipal Court Judge, where court fees, fines, and related penalties may be administered. Thank you in advance for your compliance. If you have any questions, please contact Code Enforcement at (662) 323-2525 or codeenforcement@cityofstarkville.org.

Your property has been recognized as having the following violations:

- | | |
|---|--|
| 3.19.5.F
UDC 3.19.5.F Property or Parcel is a Menace to the Public Health Safety and Welfare | 1. Upon verification of the alleged violation by the Building Official, the Code Enforcement Officer shall provide a notice to the property owner of a public hearing with the Board of Aldermen in compliance Miss. Code Ann. § 21-19-11. 2. If the subject property or parcel of land is found by the Board of Aldermen to be in such condition as to be a menace to the public health, safety, and welfare of the community, the Board of Aldermen may issue a judgment against the responsible persons or parties, which may result in but is not limited to Remedies and Penalties found in section 3.19.6. |
|---|--|

By the following date said violation is to be corrected:
January 15, 2026

Officer Steven Cundy
Code Enforcement

The Unified Development Code and Municipal Code of Ordinances can be found at
<https://starkville.municipalcodeonline.com/>
For more information regarding remedies and penalties please see
Section 3.19.6 of the Unified Development Code.

Public Hearing Notice 794 OLD MAYHEW RD, STARKVILLE, MS 39759.

BOYD DARRELL G
C / O JAMES BOYD
814 Old Mayhew RD
Starkville, MS 39759

February 02, 2026

NOTICE

PARCEL NUMBER: 159.31.025.03

794 Old Mayhew RD, Starkville, MS 39759

Please take notice, pursuant to Mississippi Code Ann. § 21-19-11, a public hearing shall occur on **FEBRUARY 17, 2026**, before the Starkville Board of Aldermen at 5:30 PM in the Municipal Courtroom of City Hall located at 110 West Main St for the purpose of determining whether the property referenced above is in such a state of uncleanliness as to be a menace to the public health, safety, and welfare of the community. The property owner and all interested persons are invited and encouraged to attend.

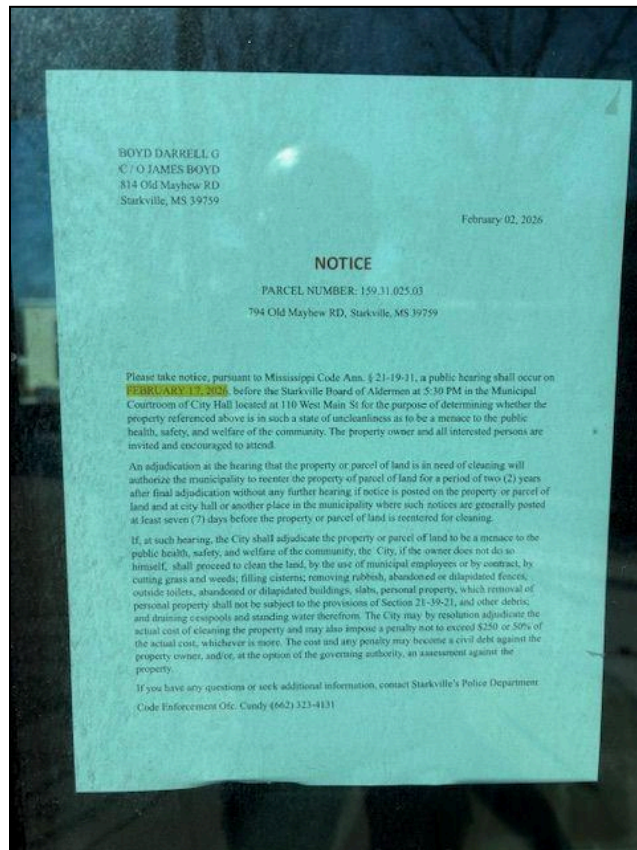
An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property of parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

If, at such hearing, the City shall adjudicate the property or parcel of land to be a menace to the public health, safety, and welfare of the community, the City, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The City may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed \$250 or 50% of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property.

If you have any questions or seek additional information, contact Starkville's Police Department Code Enforcement Ofc. Cundy (662) 323-4131

The photograph below was taken by Officer Cundy on February 02, 2026, the Public Hearing Notice is posted in the front window at Starkville City Hall.

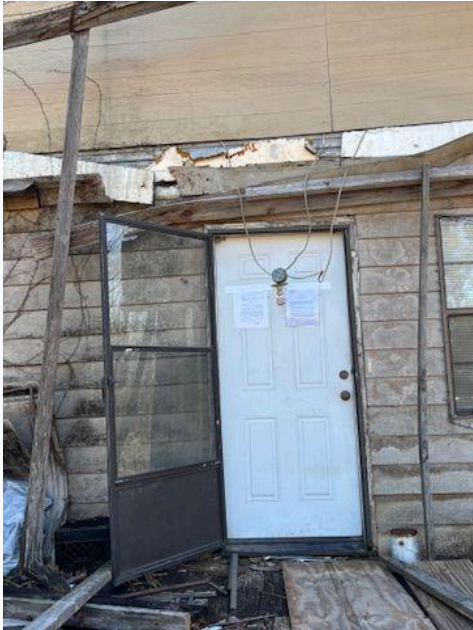
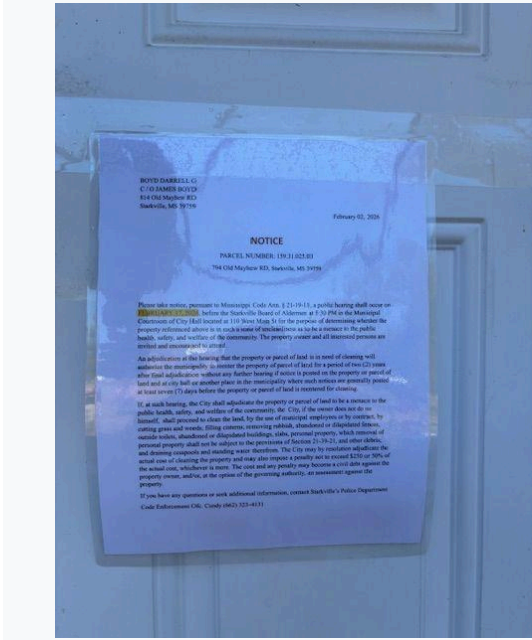
(POSTED AT CITY HALL IN WINDOW OF THE FRONT ENTRANCE)



(CallCard)

STARKVILLE POLICE DEPT		from 02/02/2026			
Calls For Service		thru 02/02/2026 15:01			
Call #	26-003179	Dispatcher	CUNDY,		
Date/Time	02/02/2026 13:13:33	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
110 MAIN ST WEST					
STARKVILLE, MS 39759					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
CUNDY,	13:13:33	13:13:33	13:30:46		
CUNDY,	13:13:33	13:13:33	13:30:46		
Notes					
2/2/2026 1:15:46 PM		CUNDY,		STAMP CERTIFIED MAIL AND POST PUBLIC HEARING NOTICE FOR ADDRESSES 515 MLK JR DR W AND ALSO 794 OLD MAYHEW RD	

A Public Hearing Notice was posted on the property by Officer Cundy on February 02, 2026.



(CALLCARD)

Type CODE ENFORCEMENT
How Rcvd OFFICER INITIATED
Sent To Dispatch

Zone

Location Address
794 OLD MAYHEW ROAD
STARKVILLE, MS 39759

Officer Information

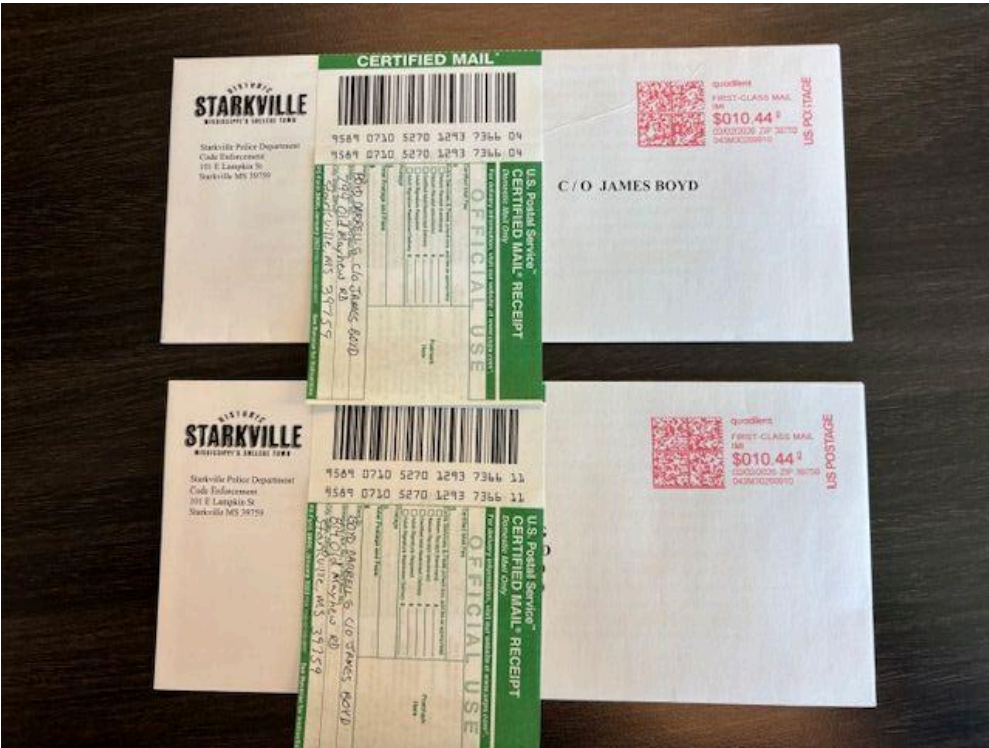
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	11:27:51	11:27:51	11:44:38		

Notes

2/2/2026 11:40:11 AM	EPPS, J	10-15
2/2/2026 11:43:46 AM	HARVEY, M	CONDUCTED WARRANT WITH BUILDING OFFICIAL MCMULLEN
2/2/2026 11:44:16 AM	HARVEY, M	POSTED PUBLIC HEARING AND WARRANT ON FRONT DOOR

Public Hearing notice mailed to the property owner via US mail on February 02, 2026.

(PHOTOS OF MAIL SENT)



(CALLCARD)

STARKVILLE POLICE DEPT		from 02/02/2026			
Calls For Service		thru 02/02/2026 15:01			
Call #	26-003179	Dispatcher	CUNDY,		
Date/Time	02/02/2026 13:13:33	Disposition	NO ACTION		
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	STARKVILLE, MS 39759				
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Notes					
2/2/2026 1:15:46 PM	CUNDY,	STAMP CERTIFIED MAIL AND POST PUBLIC HEARING NOTICE FOR ADDRESSES 515 MLK JR DR W AND ALSO 794 OLD MAYHEW RD			

This Administrative Inspection Warrant was issued by Judge Kelley on January 29, 2026. The Administrative Inspection Warrant was executed by Officer Steven Cundy & Building Official Stein McMullen on February 02, 2026 at approximately 1127 hrs. Photographs were taken of the property and the structure.

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA
CITY OF STARKVILLE

ADMINISTRATIVE INSPECTION WARRANT

Whereas, Affiant Ofc. Steven Cundy, a Law Enforcement Officer in the State of Mississippi, known to me to be credible persons, have this day made complaint on oath before me as follows:

1. That affiants have good reason to believe and do believe that certain things hereinafter described as now being concealed in or about the following place in this county:

The entire property and house, including any locked or secured rooms or compartments at 794 Old Mayhew Rd, Starkville, Oktibbeha County, Mississippi, Parcel #159-31-025.03, and any out buildings on the property to include a garage and storage buildings.

2. That the place described above is occupied and controlled by:

BOYD DARRELL G C/O JAMES BOYD, and unknown persons.

3. That said things particularly described as follows:

Any and all evidence of structural damage and unsanitary health conditions that are unfit for human habitation and a menace to the public health, safety, and welfare.

4. That possession of the above said described things is in itself unlawful (or the public has a primary interest in, or primary right to possession of the above described things), in that said things are:

IN VIOLATION OF STARKVILLE UNIFIED DEVELOPMENT CODE SECTION 16.1.1 SUB SECTION D. (GENERAL NUISANCE), AS WELL AS 2020 MISSISSIPPI CODE 21-19-11 (HEALTH, SAFETY, AND WELFARE).

5. The facts tending to establish the following grounds for issuance of a Search Warrant are set forth in the affidavit with attached sheet headed Underlying Facts and Circumstances, which were reviewed by this court. This court, having examined and considered said affidavit and attachment, and also having heard and considered the evidence in support thereof from the affiants named therein does find that probable cause for the issuance of a search warrant does exist. THEREFORE, you are hereby commanded to proceed at any time in the day or night to the place described above and search forthwith said place for the things specified above, making known to the person or persons occupying or controlling said place, if any, your purpose and authority for so doing, and if the things specified above be found there to seize them, leaving a copy of this warrant and a receipt for the things taken; and bring the things seized before the court instant; and prepare a written inventory of the items seized, and have then and there this writ, with your proceedings noted therein.

6. Do not interpret this writ as limiting your authority to seize all contraband and things the possession of which in itself is unlawful which you find incident to your search, or as limiting your authority to make otherwise valid arrest at the place described above.

This warrant shall be executed within 10 days of the date of issuance.

J. Brian Kelley
J. Brian Kelley (Jan 29, 2026 10:52:35 CST)

Judge

(Call Card)

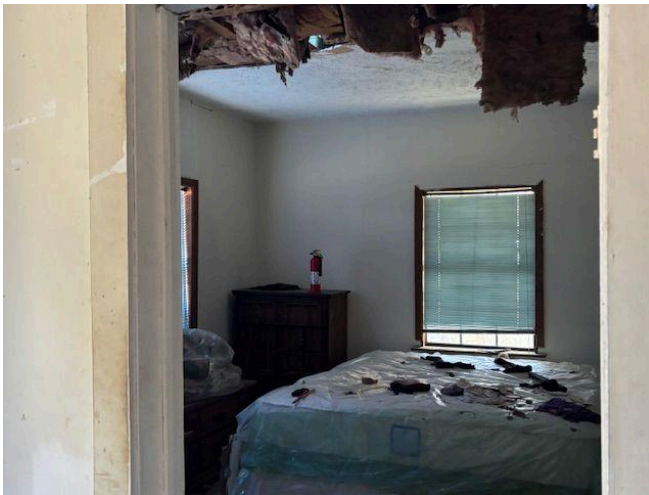
Type		CODE ENFORCEMENT		Zone	
How Rcvd		OFFICER INITIATED			
Sent To Dispatch					
Location Address					
794 OLD MAYHEW ROAD					
STARKVILLE, MS 39759					
Officer Information					
Badge - Name		Dispatched	Arrived	Cleared	De-Assign Case Number
HARVEY, M		11:27:51	11:27:51	11:44:38	
Notes					
2/2/2026 11:40:11 AM		EPPS, J	10-15		
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2/2/2026 11:44:16 AM		HARVEY, M	POSTED PUBLIC HEARING AND WARRANT ON FRONT DOOR		

Miscellaneous items scattered throughout the property.

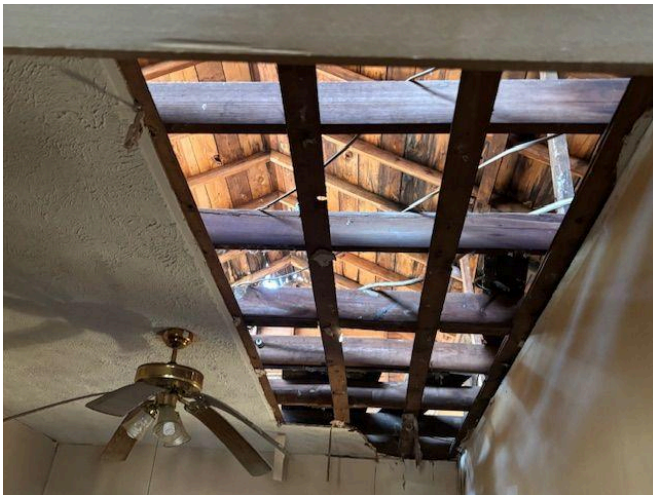


Bracing holding up walls from giving away.

Insulation falling from water damage to drywall in ceiling



Water damage to underlayment supporting roof.



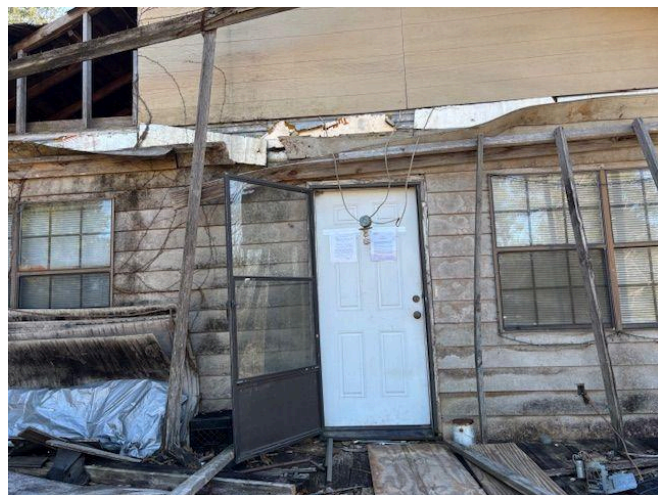
Foundation collapsed on one side of structure



Exterior exposed to weather and wildlife.



Rotten wood unsafe for front porch entry





**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Mayors Office
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 2

SUBJECT: Consideration of approving a resolution in support of the MSU BUILD grant request for the purposes of building a land bridge to connect the city to the campus at the new Madelon development

SUMMARY: President Keenum has requested we support this grant request with a resolution.

REQUESTING DEPARTMENT: Mayor's Office

FUNDING SOURCE: N/A

FOR MORE INFORMATION CONTACT:

Lynn Spruill @ 662-323-2525 or l.spruill@cityofstarkville.org

SUGGESTED MOTION: Move to adopt the City of Starkville resolution in support of the BUILD grant for the MSU land bridge project.

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF STARKVILLE, MISSISSIPPI
SUPPORTING THE APPLICATION FOR A BUILDING UTILIZING
INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT
CONSTRUCTION APPLICATION TO COMPLETE THE
MSU LAND BRIDGE PROJECT**

WHEREAS, the U.S. Department of Transportation (DOT) has published a Notice of Funding Opportunity (NOFO) to apply for a 2026 discretionary grant funding through the Better Utilizing Investment to Leverage Development (BUILD) Grant Program;

WHEREAS the Mississippi State University is applying for 2026 BUILD Grant to complete the construction of a pedestrian land bridge over Mississippi Highway 12 connecting the campus of Mississippi State University to the City of Starkville.

WHEREAS this improvement will focus on pedestrian safety improvements and ADA accessible upgrades connecting economic development such as retail, housing and commercial development to campus life;

WHEREAS the Mayor and Board of Aldermen of the City of Starkville believe that the MSU Land Bridge will be a positive infrastructure improvement to connect the City of Starkville and the campus of Mississippi State University;

WHEREAS the Mayor and Board of Aldermen of the City of Starkville desire to support the University in their application for funding of the MSU Land Bridge Project and believe that such an improvement will be an investment in both safety and economic development;

NOW, THEREFORE, BE RESOLVED by the Mayor and Board of Aldermen of the City of Starkville that:

1. The Administration is in support of a Mississippi State University FY26 BUILD grant application for the MSU Land Bridge Project.

Motion was made by _____, seconded by _____, that the above and foregoing Resolution be adopted.

Upon roll call vote the result was as follows:

ALDERMAN KIM MORELAND
ALDERMAN SANDRA SISTRUNK
ALDERMAN KYLE SKINNER
ALDERMAN MIKE BROOKS
ALDERMAN WILLIAM POCHOP
ALDERMAN ROY A.' PERKINS
ALDERMAN HENRY S. VAUGHN, SR.

The Mayor thereby declared the motion carried and the Resolution adopted, this the 17th day of February, 2026.

ATTEST:

APPROVED:

CITY CLERK

MAYOR



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Mayors Office
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 2

SUBJECT: Consideration of approving a contract with Restaurant Tyler, LLC for the purpose of leasing sidewalk space in order to allow for a patio use along the sidewalk adjacent to the building and across the sidewalk access space denoted as parcel 1 and parcel 2. Appendix attached.

SUMMARY: The principals of Restaurant Tyler, LLC have expressed an interest in leasing sidewalk space for the purpose of providing outdoor dining on Main Street in front of and adjacent to their building.

REQUESTING DEPARTMENT: Mayor's Office

FUNDING SOURCE: N/A

FOR MORE INFORMATION CONTACT:

Lynn Spruill @ 662-323-2525 or l.spruill@cityofstarkville.org

SUGGESTED MOTION: Move to approve the contract with Restaurant Tyler, LLC, for the lease of sidewalk space in front of the building and then on the other side of the sidewalk as depicted in the attached addendum of parcel 1 and parcel 2.

MAIN STREET SIDEWALK LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into by and between **Restaurant Tyler, LLC** (hereinafter "**BUSINESS**"), and **CITY OF STARKVILLE, MISSISSIPPI**, a municipal corporation existing pursuant to the laws of the State of Mississippi (hereinafter "**CITY**").

WITNESSETH:

WHEREAS, the **BUSINESS** desires to construct, install and/or maintain an outside patio area on property located in the **CITY** of Starkville, County of Oktibbeha, State of Mississippi, more specifically described as being located in city right of way at the intersection of Washington Street and Main Street and designated as sidewalk constituting the frontage for parcel 118P-00-317.00

WHEREAS, the **BUSINESS** and **CITY**, are aware that the new installation will be constructed on the right of way in an area described as follows:

Parcel 1 – described as 430 Square feet located immediately adjacent on the north of the tract described as parcel 118P-00-317.00 shown in Appendix A. (Appendix A attached)

Parcel 2 – described as 380 Square feet located north of the aforementioned and described Parcel 1 separated by five (5) feet of City of Starkville right of way constituting the sidewalk also denoted in Appendix A (as referenced and attached)

WHEREAS, the **BUSINESS** and the **CITY**, both having been made aware of the proposed right of way use and the desire to provide for the permissive use thereof.

NOW, THEREFORE, in consideration of the **CITY** allowing the **BUSINESS** to construct and maintain said outside patio area(s) in the above-described right of way, the **BUSINESS** and **CITY** do mutually agree and covenant as follows:

1. The **CITY** does not purport by entering into this lease to grant **BUSINESS** any right, title, claim or easement on said right of way.

2. **TERM:** This lease agreement is effective as of March 1, 2026, and shall continue in effect for five (5) years, with an option of a five (5) year renewal for the **BUSINESS** subject to the rent adjustment in Paragraph 3 below, unless sooner terminated in accordance with other

provisions in this agreement. The **BUSINESS** shall provide written notice of exercise to the option to renew at least (90) days prior to the expiration of the initial five (5) year term. Either party shall, at least ninety (90) days prior to the expiration of the option term, provide written notice to the other party of its intention to terminate the lease prior to expiration of the option term. The term of the lease shall be automatically renewed at the end of the option term for an additional five (5) years upon the same terms and conditions contained herein unless either party exercises its right to terminate the lease at the end of the option term as outlined above.

3. **RENT:** The parties agree that rent for the leased premises during the term of the lease shall be \$3.50 per square foot for **Parcel 1** (430 SF) for an annual payment \$1,505.00 and for **Parcel 2** (380 SF) for an annual payment of \$1,330.00 for a total of \$2,835.00 with the first payment due on the first day of March, 2026. If the lessee chooses to pay monthly, the monthly rate would be \$236.25 and subsequent payments due on the first day of each month thereafter for the five (5) year lease term. If the **BUSINESS** exercises its option on the five (5) year renewal, the **City** may at its discretion consider and negotiate an increased monthly rent not to exceed \$25.00 per month during the initial option period. Any subsequent option periods may be renegotiated using an index agreed upon by the **CITY** and the **BUSINESS**. Rent shall be paid to the Clerk of the City of Starkville. In the event rent is not received within ten (10) business days after the due date, **BUSINESS** agrees to pay a late charge of five percent (5%) for said rent when due. If **BUSINESS** breaches this Lease Agreement or vacates the premises prior to the expiration of the lease term, **CITY** may accelerate the terms of this lease and declare all rents for the remaining term to be immediately due and payable. In addition, if **BUSINESS** should vacate the leased premises, for any reason, prior to the expiration of the lease, **BUSINESS** shall be liable to **CITY**, in addition to all other damages and remedies arising from **BUSINESS**'s breach of the lease, for reasonable costs and expenses incurred.

4. The **CITY** may at any time require and compel the reconstruction or relocation of the above-described work or any appurtenances thereto when the board deems it necessary for the repair, maintenance, widening, or reconstruction thereof and all expense of such reconstruction or relocation is to be borne exclusively by the **BUSINESS** and the **CITY** is in no way liable. It is further understood and agreed that, if this lease is entered into, the **CITY** will use all reasonable effort to avoid the necessity of requesting that the outdoor patio area be moved, altered, or reconstructed.

5. All construction will be done in full compliance with all regulations of the **CITY** in effect at the time of construction.

6. **BUSINESS** must provide proof of and maintain general public liability insurance against claims relating to or occurring on or about the Property and its respective appurtenances and improvements, including personal injury, death and property damage with a combined single

limit of not less than One Million Dollars (\$1,000,000.00) per occurrence on account of bodily injuries to or death of one person and Two Million Dollars (\$2,000,000.00) on account of bodily injuries or death of more than one person as a result of any one incident or occurrence. All such general public liability insurance shall name the City of Starkville as an additional insured.

7. The **BUSINESS** and contractor hired by the **BUSINESS** will not be released from responsibility until final inspection has been made by the **CITY** and notice has been given that work is satisfactory.

8. **BUSINESS** is responsible for obtaining a Utility Locate and resolving any conflict with other utilities on the **CITY** right-of-way. **BUSINESS** must notify other utility companies of any conflicts and gain permission for proposed alterations.

9. A copy of the approved plans is to be kept at the site of the work at all times during the construction.

10. The **BUSINESS** agrees to bear the expense of any relocation or adjustment as deemed necessary by the **CITY** to sewers, public improvements and utilities made necessary by the encroachment of said structure in the existing right of way.

11. The **CITY** will not be responsible for any damage to said area in the existing right of way.

12. The **BUSINESS** agrees to indemnify, defend, and hold harmless the **CITY** and its employees, agents, and representatives from any loss, damage, inconvenience, injury, loss of business, claim, judgement, or any other expense, including attorney fees, brought against the **CITY** or its employees, agents, or representatives relating to said outside patio area(s).

13. The **BUSINESS** agrees to assume full and complete responsibility for any and all damage to the **CITY's** right of way, easement, public improvements, drainage facilities, sanitary sewers or public utilities during construction, repairs and maintenance of said area.

14. The **BUSINESS** agrees to pay for the recordation of this agreement and any plats or plans that may be attached.

15. The **BUSINESS** shall be solely responsible for any and all damage and/or injuries caused by, relating to, or resulting from the outside patio area(s).

16. The **BUSINESS** agrees to furnish, on demand of the **CITY**, satisfactory evidence that it has the lawful right to enter into this agreement for the purposes herein contained, and said agreement is subject to the approval of the city attorney and Board of Aldermen.

17. **Events of Default.** The occurrence of any of the following acts or events shall constitute an event of default under this lease:

- (a) **BUSINESS's** failure to make any payment of rent or any other payment required hereunder;
- (b) **BUSINESS's** failure to fulfill or perform any of **BUSINESS's** other covenants, agreements or obligations under this lease;
- (c) At any time during the term, the filing by or against the **CITY** or **BUSINESS** in any court pursuant to any petition in bankruptcy alleging an insolvency, for reorganization, for the appointment of a receiver, or for an arrangement under the Bankruptcy Code, or if a similar type of proceeding shall be filed.

18. The **BUSINESS** hereby agrees that this lease shall run with the lessee and shall not be assignable without the consent of the **City**.

19. Execution of this instrument shall in no way be interpreted by the **BUSINESS** as a relinquishment by the **CITY** of said right of way, and the **CITY** specifically retains all of its lawful rights and powers associated therewith. The **City** retains its right to exercise appropriate remedies including the removal of the encroachments at the expense of the **BUSINESS**.

20. The City retains the right to approve of the proposed improvements and additions to the subject area(s) to include the selection of any fencing materials, outdoor furnishings, planters, etc. which shall be submitted as part of the city lease plan review process. Such plan review process shall be commenced prior to the installation or placement of any outdoor fencing, furnishings, planters, etc.

21. This Agreement shall be null and void if any future improvements or alterations are made to the portion of the access area located inside of the **CITY's** right of way without written permission by the **CITY** through the **CITY** Planner's office. Any permission denied by the CITY Planner's office may be appealed to the Board of Aldermen.

22. **Compliance with Laws.**

- (a) **BUSINESS** acknowledges that any use of property that is unlawful, improper, excessively noisy or offensive, or contrary to any law or any applicable law, regulation, or ordinance in force in Starkville, Mississippi shall be grounds for immediate termination of the lease. Business further agrees to maintain the leased spaces in a clean and orderly manner to be free of litter and food or drink material on a daily basis.

- (b) **BUSINESS** is obligated, at its own expense, to procure and maintain the appropriate permits for the operation of its business on the property. **BUSINESS** shall give prompt notice to the **CITY** of any violation of any law or requirement of public authority with respect to the property or the use and occupation thereof.
- (c) **BUSINESS** shall not permit any liens to attach to the property. If any lien or order for the payment of money shall be filed against **BUSINESS** or the property, arising out of **BUSINESS's** use or occupation of the property then **BUSINESS** shall, immediately cause such lien to be canceled and discharged of record, by bond or otherwise, at the election and expense of **BUSINESS** or **BUSINESS** may insure over such lien with a title insurance company acceptable to the **CITY**. **BUSINESS** shall, indemnify, hold harmless and defend on behalf of the **CITY**, at **BUSINESS's** sole cost and expense, any action, suit or proceeding which may be brought thereon or for the enforcement of such lien, liens or orders, and **BUSINESS** shall pay any damages and discharge any judgment entered thereon.

This Agreement was given approval by the Mayor and Board of Aldermen at a meeting held on February 17, 2026.

IN WITNESS WHEREOF, the parties have executed this agreement this the ____ day of _____, 2026.

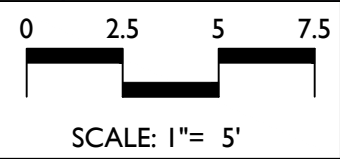
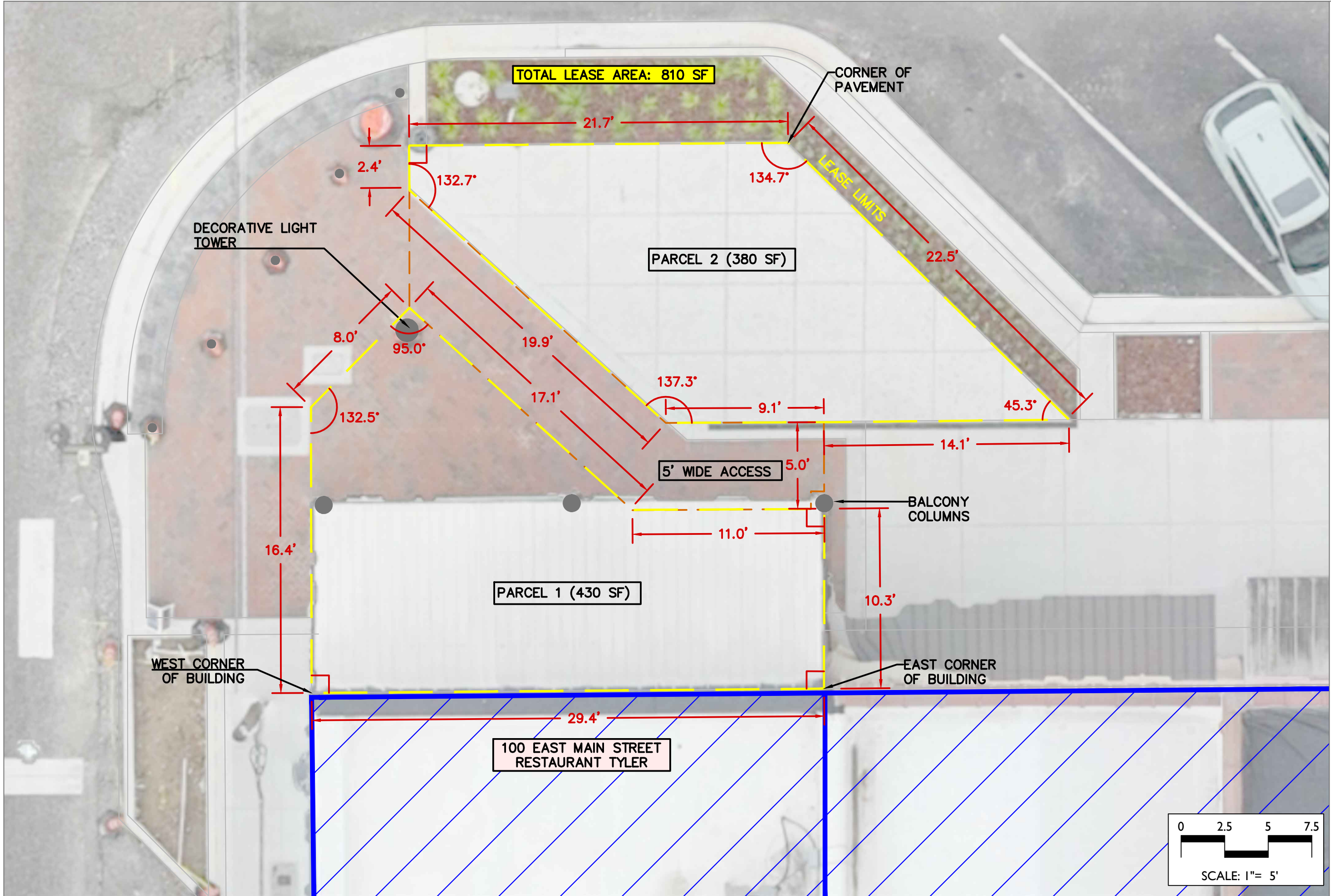
BUSINESS:

**MEMBER/MANAGER
RESTAURANT TYLER, LLC**

CITY OF STARKVILLE, MISSISSIPPI:

JOANNA MCLAURIN, CITY CLERK

LYNN SPRUILL, MAYOR





**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 7

SUBJECT:

Discussion and consideration of FP 26-03 a request for Final Plat approval for “Lot 2 of City Block 87 Revised” subdivision at 208 Industrial Park Rd in an Industrial zoning district.

SUMMARY:

The applicant, Will Stephens on behalf of Altus Equity for the “Lot 2 of City Block 87 Revised” subdivision. This is a minor subdivision of 3 existing lots. Tract 1 and 2 were previous platted in April of 2025. Since the previous approval, the owner has decided to reconfigure Tract 1 and Tract 2, and add Tract 3 to the plat. The reconfiguring adds access to Tract 2 from Pollard Road. Oktibbeha Parcel Viewer website only list two parcel numbers for the 3 lots (102L-00-003.00 and 102L-00-002.00). All easements and dedications are provided on the final plat. Street numbers will not change at this time for Tract 1. Tract 2 and Tract 3 will be issued address in the future after site plan approval. The Development Review Committee reviewed the final plat on January 15, 2026, and recommends the plat for approval with one condition of approval.

Staff recommended condition:

1. The required sidewalks for Tract 3 must be either constructed or have a Performance Guarantee Agreement with a time limit and an acceptable surety in accordance with Section 15.3.3.H.6 prior to execution of the plat by city staff.

REQUESTING DEPARTMENT: Community Development- Planning Department

FOR MORE INFORMATION CONTACT:

Daniel Havelin @ 662-323-2525 ext 3136 or d.havelin@cityofstarkville.org

Lyle McCaskey @ 662-323-2525 ext 3130 or l.mecaskey@cityofstarkville.org

SUGGESTED MOTION:

Move approval of FP 26-03 a request for Final Plat approval for the “Lot 2 of City Block 87 Revised” subdivision with one condition.



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
BOARD OF ALDERMEN
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Board of Aldermen
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Discussion and consideration of FP 26-03 a request for Final Plat approval for "Lot 2 of City Block 87 Revised" subdivision at 208 Industrial Park Rd in an Industrial zoning district
Date: February 17, 2026

The purpose of this report is to provide information regarding a Final Plat request by Will Stephens on behalf of Altus Equity, for the "Lot 2 of City Block 87 Revised-" subdivision. Please see attachments 1- 3.

BACKGROUND INFORMATION

- This is a minor subdivision that is reconfiguring 3 lots.
- Oktibbeha Parcel Viewer website only list two parcel numbers for the 3 lots (102L-00-003.00 and 102L-00-002.00).
- The previous plat was approved by the Board of Aldermen on April 15, 2025
- Since the previous approval, the owner has decided to reconfigure the previously platted Tract 1 and Tract 2, and add Tract 3 to the plat.
- The reconfiguring adds access to Tract 2 from Pollard Road.
- The Development Review Committee reviewed the final plat on January 15, 2026.
- All comments have been addressed, and the plat is recommended for approval by the Development Review Committee.
- The only outstanding item remaining is the required sidewalks. Section 15.3.3.H.6 states "Subdivided lots that have existing development(s) shall only be required to complete sidewalks on lots that have existing development(s). All required sidewalks on newly developed lots shall either be installed and accepted prior to approval of the final plat by the Board of Aldermen or have a Performance Guarantee Agreement with a time limit and an acceptable surety by City staff."

GENERAL INFORMATION

- The proposed subdivision is located at 208 Industrial Park Rd in an I (Industrial) zoning district.
- The gross acreage is +/- 11.37 with a total of 3 lots.
- All easements and dedications are provided on the final plat.

- Starkville Utilities will provide electrical, potable water, and sanitary sewer utility services.
- Street numbers will not change at this time for Tract 1. Tract 2 and Tract 3 will be issued address in the future after site plan approval.
- The final plat is a Class “B” survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The subdivision is part of previously platted subdivision; however, the existing owners are signatories of the plat.

FINAL PLAT INFORMATION

- Approval of a final plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of minor final plat approval. One (1) paper copy and a digital copy of the approved final plat shall be retained in the Planning Department's files. A deposit in the amount of two hundred dollars (\$200) shall be required to guarantee the return of one (1) signed copy of the final plat to the city planner.
- If the final plat is approved with condition(s) by the Board of Aldermen, the conditions shall run with the land and binding upon the applicants, their heirs, and/or successors.
- Whenever a subdivider has been issued a notice of final plat approval from the Mayor and Board of Aldermen, the staff shall be authorized to execute a certificate of final plat approval.

ZONING DISTRICT INFORMATION

Industrial

A. Lot Dimensions

I

A1 Lot size (min)

*

A2 Lot width (min)

*

B. Building/Structure and Accessory Structure Setbacks

I

B1 Front setback (min)

30'

B2 Side setback

20'

B3 Side setback adjacent to residential

50'

B4 Side setback corner lot

30'

B5 Rear setback

15'

B6 Rear setback adjacent to residential

50'

D. Parking Setbacks

I

D1 From primary street

10'

D2 From side street

10'

D3 From side and rear property line

10'

D4 From side and rear property line adjacent to detached residential

See buffer yard requirements

E. Height	I
E1 Buildings/Structures (max)	60'
E2 Accessory structure(s) (max)	20'
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards	

CONDITIONS OF APPROVAL

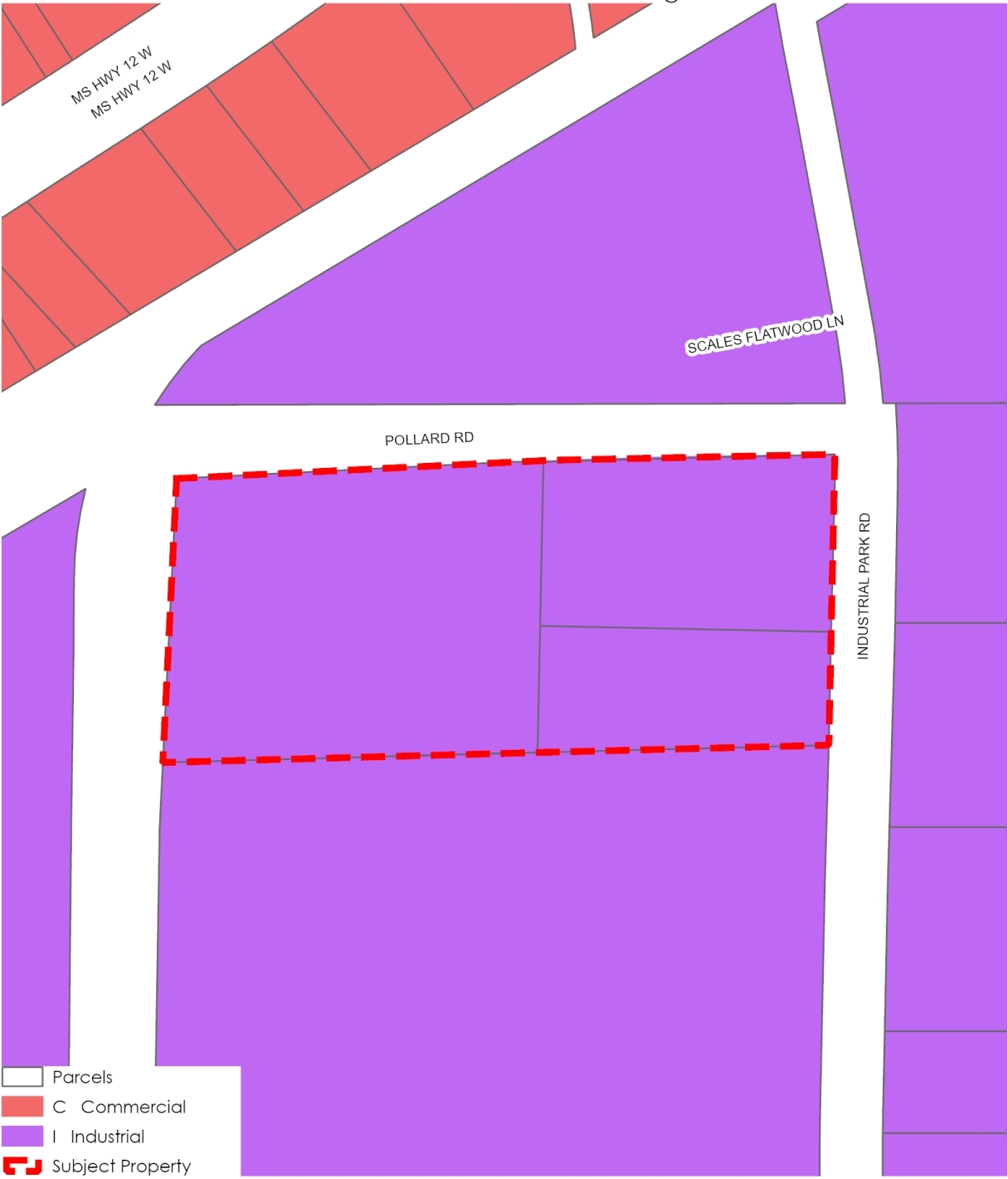
Any condition attached to the approval of a final plat by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the subdivision. The following conditions of approval are recommended by the Staff:

1. The required sidewalks for Tract 3 must be either constructed or have a Performance Guarantee Agreement with a time limit and an acceptable surety in accordance with Section 15.3.3.H.6 prior to execution of the plat by city staff.

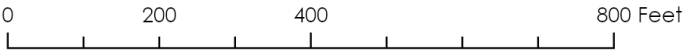
Attachment 1- FP 26-03 Aerial



Attachment 1- FP 26-03 Zoning



- Parcels
- C Commercial
- I Industrial
- Subject Property



[illegible]



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Engineering & Street
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 1

SUBJECT:

Consideration of accepting the Mississippi Department of Wildlife, Fisheries, and Parks (MDWFP) Recreational Trails Program (RTP) grant award in the amount of \$120,000.00 with a required match of \$30,000.00 for the design and construction of a new skate park, and authorizing the Mayor to execute all required grant documents, certifications, and agreements associated with the work.

AMOUNT & SOURCE OF FUNDING:

- | | | |
|--|-----|--|
| • MDWFP Recreational Trails Program Grant: | 80% | \$150,000.00 (maximum grant award) |
| • Required Local Match (1%, 2% Park Fund): | 20% | \$30,000.00 (required match) |
| • Additional Match (1%, 2% Park Fund): | | \$220,000.00 (to expand scope & quality) |

FISCAL NOTE:

AUTHORIZATION HISTORY:

January 21, 2025: Approval to apply for RTP grant given by Board of Aldermen
February 17, 2026: Approval for Design-Build procurement delivery
February 17, 2026: Approval to advertise for SOQs, establish ranking committee, & statement of work

REQUESTING DEPARTMENT: Parks & Recreation

DIRECTOR'S AUTHORIZATION: Greg Owen

SUMMARY:

This agenda item seeks approval for the City of Starkville to formally accept the MDWFP RTP grant award for the development of a new skate park. Accepting the grant is the next step required before the City can begin procurement and project development.

Staff is additionally proposing that the City contribute an additional \$220,000 beyond the required match, bringing the total project budget to approximately \$400,000. This recommendation is based on site visits to existing skate parks across Mississippi, review of recent construction costs, and consultation with skate park designers. A \$150,000 budget is typically only sufficient for a very small, limited-use skate area. In contracts, a \$400,000 investment would enable the construction a high-quality, long-lasting, well-designed skate park that will serve as a meaningful recreational asset and community destination for years to come.

FOR MORE INFORMATION CONTACT:

Cody Burnett @ 662-323-2525 ext. 3123 or c.burnett@cityofstarkville.org

SUGGESTED MOTION:

Move to accept the Mississippi Department of Wildlife, Fisheries, and Parks (MDWFP) Recreational Trails Program (RTP) grant award in the amount of \$120,000.00 with a required match of \$30,000.00 for the design and construction of a new skate park, and authorize the Mayor to execute all required grant documents, certifications, and agreements associated with the work.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Engineering & Street
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 1

SUBJECT:

Consideration of permission to advertise a Phase 1 Request for Qualifications (RFQ), approve the Statement of Work, approve the RFQ and RFP ranking criteria, establish an evaluation committee to shortlist design-build firms and proceed immediately with a Phase 2 Request for Proposals (RFP).

AUTHORIZATION HISTORY:

January 21, 2025: Approval to apply for RTP grant given by Board of Aldermen
February 17, 2026: Approval to accept RTP Grant
February 17, 2026: Approval to utilize Design-Build Procurement Delivery

REQUESTING DEPARTMENT: Parks & Recreation

DIRECTOR'S AUTHORIZATION: Greg Owen

SUMMARY:

This approval will allow the necessary two-phase progression for selecting a Design-Build firm for the skatepark. The permission to advertise RFQs (**Phase 1**) will allow the Engineering Department to solicit qualifications from qualified design-build firms who specialize in skatepark design and construction. Approval of the Statement of Work is a federal requirement for the design-build process; the statement of work is attached in supporting documentation. The evaluation committee will select the most qualified firms to move forward to the next phase which will include an invite-only Request for Proposals (**Phase 2**). The evaluation committee will then select the most qualified firm to enter into a guaranteed maximum price contract. The recommended design-build firm and the final contract will be brought to the Board of Aldermen for approval prior to moving forward with the design. This process ensures the most judicious use of time while also meeting all state and federal requirements.

The Evaluation Committee for both the Request for Qualifications (Phase 1) and the Request for Proposals (Phase 2) will consist of six members as listed below:

<u>Name</u>	<u>Organization</u>	<u>Title</u>	<u>Participation</u>
Cody Burnett, PE	City of Starkville	City Engineer	Chair, Voting Member
Lynn Spruill	City of Starkville	Mayor	Voting Member
Chris Williams, PE	City of Starkville	Associate Engineer	Voting Member
Stephen Kachelman, PE	City of Starkville	Project Engineer	Voting Member
Daniel Havelin, AICP, PLA	City of Starkville	City Planner	Voting Member
Joanna McLaurin	City of Starkville	City Clerk	Non-voting Advisory

The ranking criteria for the RFQ and RFP can be found in the supporting documentation.

FOR MORE INFORMATION CONTACT:

Cody Burnett @ 662-323-2525 ext. 3123 or c.burnett@cityofstarkville.org

SUGGESTED MOTION:

Move to approve permission to advertise a Phase 1 Request for Qualifications (RFQ), approve the Statement of Work, approve the RFQ and RFP ranking criteria, establish an evaluation committee to shortlist design-build firms and proceed immediately with a Phase 2 Request for Proposals (RFP).

PHASE 1 STATEMENT OF QUALIFICATIONS

STARKVILLE COMMUNITY SKATEPARK

This phase of procurement is strictly for a Statement of Qualifications (SOQ). In accordance with state law, the City is prohibited from seeking formal or informal submissions of cost estimates, dollar amounts, hours required, or percentages of construction cost during this phase. Furthermore, Respondents are directed not to include conceptual designs or site-specific technical solutions for the Starkville Community Skatepark project at this stage.

The City will not award any stipulated fee for the preparation of this response. Any SOQ submittal that includes pricing data, conceptual designs, or measure of compensation is non-compliant and will be rejected.

Each respondent shall submit the following:

1. SOQ REQUIREMENTS

1.1. DESIGN-BUILD TEAM IDENTIFICATION

- Legal name of Design-Build entity
 - Mississippi-licensed contractor*
 - Mississippi-licensed architect and/or engineer*
 - Description of contractual relationship between team members
- *submit copies of active Mississippi Licenses for both the Lead Designer (PE/RA) and the General Contractor.

1.2. RELEVANT EXPERIENCE

- Experience designing and constructing poured-in-place concrete skate parks
- Minimum of three (3) completed projects within the last ten (10) years
- Include project size, owner, completion date, and the Respondents role in the project

1.3. KEY PERSONNEL

- Project manager
- Lead designer
- Construction superintendent
- Relevant certifications and experience
- In accordance with **Mississippi Code §31-7-13.1**, as amended by **Senate Bill 2300 (2025)**, the City will only accept initial proposals from entities providing an experienced and qualified design-build team. This team must, at a minimum, include an **architect or engineer** licensed and registered in Mississippi.

- Respondents must identify the specific licensed individuals and entities responsible for both the design and construction phases and provide documented proof of active licensure and legal standing to work within the State of Mississippi. Failure to meet these minimum team requirements or provide the requested proof of licensure will result in the immediate rejection of the Statement of Qualifications.
- **Regulatory Compliance & Competition Requirements:**
 - o While Mississippi Code §31-7-13.1 typically requires that the contractor of a design-build team be domiciled within the state, this project is funded in part through the MDWFP Recreational Trails Program (RTP) and is therefore subject to federal procurement standards under 2 CFR 200.319.
 - o Pursuant to 2 CFR 200.319(b), the City must conduct this procurement in a manner that ensures full and open competition and prohibits the imposition of unreasonable requirements that restrict a firm's ability to qualify. Upon determining that no specialized skatepark design-build firms are currently domiciled within the State of Mississippi, the City has found that enforcing the state domicile requirement would unduly restrict competition and violate federal grant conditions.
 - o To maintain federal compliance and promote maximum competition, the City will accept Statements of Qualifications from any firm legally authorized to conduct business in the State of Mississippi, provided they meet all other licensure and qualification requirements, regardless of their primary state of domicile.

1.4. CAPACITY & AVAILABILITY

- Ability to meet the anticipated schedule shown in the Scope of Work Statement Section 3.8.

1.5. REFERENCES

- Three (3) owner references for similar projects

2. PHASE 1 EVALUATION

SOQs will be evaluated based on:

- Relevant project experience (30%)
- Demonstrated ability to deliver specialty skate park projects on time & within budget (30%)
- Qualifications of key personnel (20%)
- Capacity and availability (20%)

The City intends to shortlist two (2) to five (5) Design-Build teams for Phase 2 RFPs.

3. SCOPE OF WORK STATEMENT (SOW)

3.1. PROJECT IDENTIFICATION

The City of Starkville, Mississippi, intends to procure Design-Build services for the design and construction of a Community Skate Park funded in part by the Mississippi Department of Wildlife, Fisheries, and Parks (MDWFP) Recreational Trails Program (RTP). The project will be located within the City of Starkville at the Sportsplex campus on Lynn Lane.

3.2. PROJECT DESCRIPTION

The project consists of the design and construction of a poured-in-place concrete skate park intended to serve a wide range of users and skill levels. The skate park is envisioned as a durable, long-term public facility incorporating street and transition elements, site amenities, and supporting infrastructure.

3.3. PROJECT DELIVERY METHOD

The City intends to use the Design-Build project delivery method in accordance with Mississippi Code §31-7-13.1, as amended by Senate Bill 2300 (2025). Under this method, a single Design-Builder will be responsible for providing all design and construction services necessary to deliver the completed project.

3.4. SITE INFORMATION

- **Location:** open-space bounded by Lynn Lane to the north, Sportsplex entrance road to the west, Sportsplex access road to the east, and Sportsplex parking to the south, being on the Sportsplex campus at 405 Lynn Lane and having coordinates of approximately 33.440932, -88.829400.
- **Ownership:** City of Starkville
- **Existing Conditions:** the site is generally undeveloped/open space adjacent to existing recreational facilities and roadways.
 - o **Topographic Site Survey & Related Plans:** See Attachment A
 - o **Location Maps, Utilities, & Site Conditions:** See Attachment B
 - o **Geotechnical Information:** See Attachment C

3.5. MANDATORY REQUIREMENTS

The Design-Build project shall include, at a minimum:

- Skatepark size of not less than 9,000 square feet with at least 10,000 square feet desired.
- Poured-in-place concrete skate features
- Integrated drainage solutions
- ADA-accessible access routes where applicable

- Connection to the existing multi-use path on Lynn Lane
- Site amenities (e.g., seating and shading)
- Accommodating design for all users and skill levels
- Coordination with existing site utilities and infrastructure
- Compliance with all applicable federal, state, and local regulations
- Compliance with all MDWFP RTP requirements

3.6. PERFORMANCE REQUIREMENTS

The project shall be designed and constructed in accordance with performance-based requirements established by the City, including durability, ride quality, drainage performance, and safety. Detailed performance requirements will be provided in the Phase 2 RFP and incorporated into the final contract.

3.7. BUDGET PARAMETERS

The City's anticipated total project budget is not-to-exceed \$400,000, inclusive of all design, construction, materials, labor, and incidentals. The budget is comprised of \$120,000 (30%) from grant funds, and \$280,000 from local funds (80%).

3.8. SCHEDULE EXPECTATIONS

The City anticipates the following general schedule:

- | | |
|--|-------------------------|
| • Phase 1 Statement of Qualifications: | 02/24/2026 – 03/24/2026 |
| • Phase 2 Invite-Only Request for Proposals: | 03/26/2026 – 04/21/2026 |
| • Contract Award: | 05/06/2026 |
| • Public Input Session: | 05/15/2026 |
| • Construction Begins: | 06/22/2026 |
| • Construction Completion: | 11/20/2026 |

These dates are estimates and may be adjusted.

3.9. EVALUATION FRAMEWORK

Phase 1 will evaluate qualifications only. Phase 2 will evaluate proposals using a best-value approach, with cost comprising not less than thirty-five percent (35%) of the total evaluation score, as required by statute.

3.10. GRANT COMPLIANCE

The project must comply with all requirements of the MDWFP Recreational Trails Program, including applicable federal and state regulations.

ATTACHMENT A

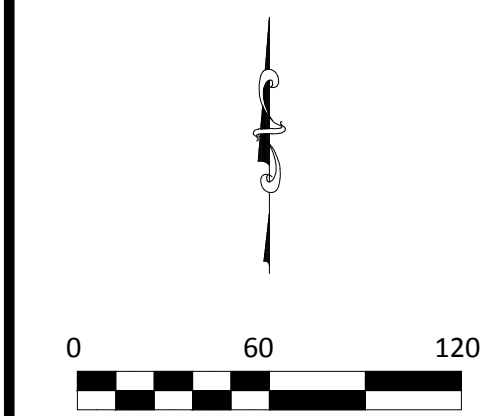
Topographic Site Survey & Related Plans

MATCH LINE SEE SHEET 1 OF 3

MATCH LINE SEE SHEET 1 OF 3

Survey provided from Neel-Schaffer for construction of Sportsplex parking lot addition.

Approximate project location for Starkville Community Skatepark



- LEGEND**
- BARBED WIRE FENCE
 - FLOWLINE
 - OVERHEAD ELECTRIC
 - FIBER OPTIC
 - UNDERGROUND COMMUNICATION GAS LINE
 - WATER LINE
 - FENCE
 - EDGE OF GRAVEL
 - EDGE OF LANDSCAPE
 - UNDERGROUND ELECTRIC
 - DRAINAGE PIPE
 - SEWER LINE
 - POWER POLE (WOOD)
 - POWER POLE (METAL)
 - POWER POLE (CONC.)
 - LIGHT POLE (WOOD)
 - LIGHT POLE (METAL)
 - LAMP POLE (WOOD)
 - LAMP POLE (METAL)
 - LAMP POLE (CONC.)
 - LAMP POLE (FIBERGLASS)
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - GAS METER
 - GAS VALVE
 - DOWNSPOUT
 - SANITARY SEWER MANHOLE
 - STORM DRAINAGE MANHOLE
 - COMMUNICATION MANHOLE
 - ELECTRIC MANHOLE
 - HANDICAP PARKING
 - CLEANOUT
 - CONTROL POINT
 - SET IRON PIN
 - FOUND IRON PIN
 - SATELLITE DISH
 - TREE
 - MAILBOX
 - GATE POST
 - BUSH
 - ELECTRIC BOX
 - TRAFFIC SIGNAL CONTROL BOX
 - MONITORING WELL
 - ELECTRIC METER
 - IRRIGATION CONTROL VALVE
 - JUNCTION BOX
 - GAS MARKER
 - UNDERGROUND COMMUNICATION MARKER
 - LIGHT
 - WATER HYDRANT
 - SPRINKLER HEAD

Charles T Scarborough
Parcel# 102K-00-016.00

Wesley Community Church
Parcel# 102K-00-018.01

Starkville Christian School
Parcel# 102J-00-020.00

REFERENCE DEEDS
DB 531 PG 432
DB 535 PG 493
DB 482 PG 551
DB 492 PG 7
DB 538 PG 263
DB 867 PG 304
DB 790 PG 366
DB 642 PG 318
DB 407 PG 547
DB 2006 PG 2692

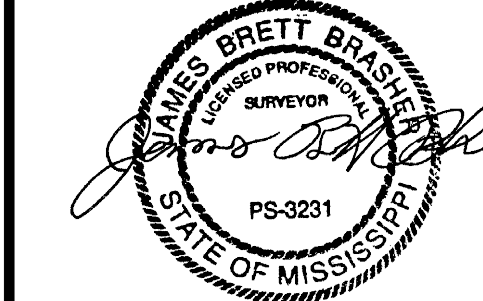
CLASS "B" SURVEY
A.P.S. AS PER SURVEY
A.P.R. AS PER RECORD

Date of Survey 04-01-20
BEARINGS SHOWN ARE GRID BEARINGS
DETERMINED BY GPS OBSERVATIONS
CONVERGENCE ANGLE= +00°00'04.61"

DISTANCES SHOWN
ARE GRID VALUES, US SURVEY FEET
MS STATE PLANE COORDINATES (MS SPC)
EAST ZONE, NAD83 DATUM
SCALE FACTOR= 0.99995000576

JAMES BRETT BRASHER
P.O. BOX 2100
2310 MARTIN LUTHER KING JR.
DRIVE COLUMBUS, MS
39704-2100
REGISTERED PROFESSIONAL LAND
SURVEYOR L.S. NO. 3231
STATE OF MISSISSIPPI

NOTE: UNDERGROUND UTILITIES SHOWN ARE
BASED ON EVIDENCE IN THE FIELD,
PREVIOUS PLANS, AND MS 811 TICKET#
17112716441689, 17112716441688,
17112716441687



NOTICE TO DRAWING HOLDER

NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS			DRAWING INFORMATION	
NO.	DATE	BY	DESCRIPTION	

N-S PROJECT NO.: 15235.000

FILENAME:

SCALE: 1"=60'

SURVEYED BY: bb/jw

DSGN: DATE:

DRWN: DATE:

CHKD: DATE:

QA/QC: DATE:

**McKee Park/ Sportsplex
Starkville, Mississippi**

NEEL-SCHAFFER
Solutions you can build upon

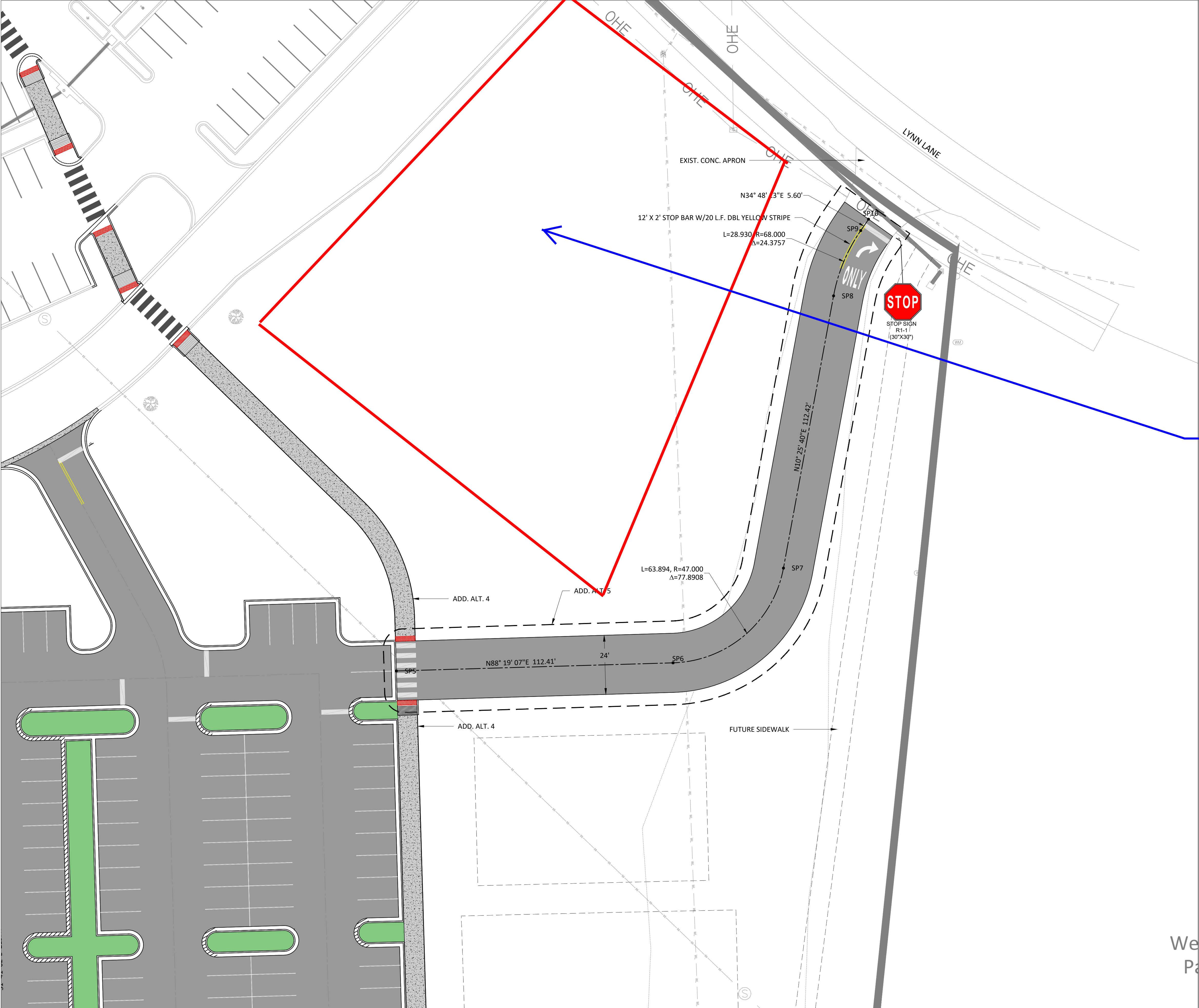
**Topographic
Survey**

WORKING NUMBER:

DRAWING NUMBER:

2 of 3

p:\projects\16000\16145.000 (starkville - sportsplex)\sportsplex-ph 1 parking lot expansion\coord drawing-rebid\4-site plan.dwg



POINT LAYOUT			
Point #	Northing	Easting	Description
17	1433372.64	985397.26	SP5
18	1433375.94	985509.62	SP6
19	1433414.41	985554.47	SP7
20	1433524.98	985574.82	SP8
21	1433551.48	985585.86	SP9
22	1433556.08	985589.05	SP10

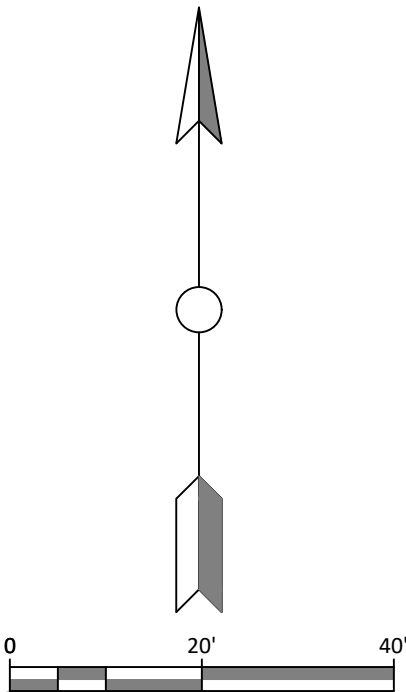
SURVEY CONTROL WILL BE SET PRIOR TO CONSTRUCTION BY ENGINEER.

LEGEND

NEW ASPHALT PAVING (ADD. ALT. 5)

Site Plan provided from Neel-Schaffer for construction of Sportsplex parking lot addition.

Approximate project location for Starkville Community Skatepark



P.O. Box 2100 / 39704
2310 Martin Luther King Jr. Drive
Columbus, MS 39705
PH: (662)328-4547 / FAX: (662)328-8552

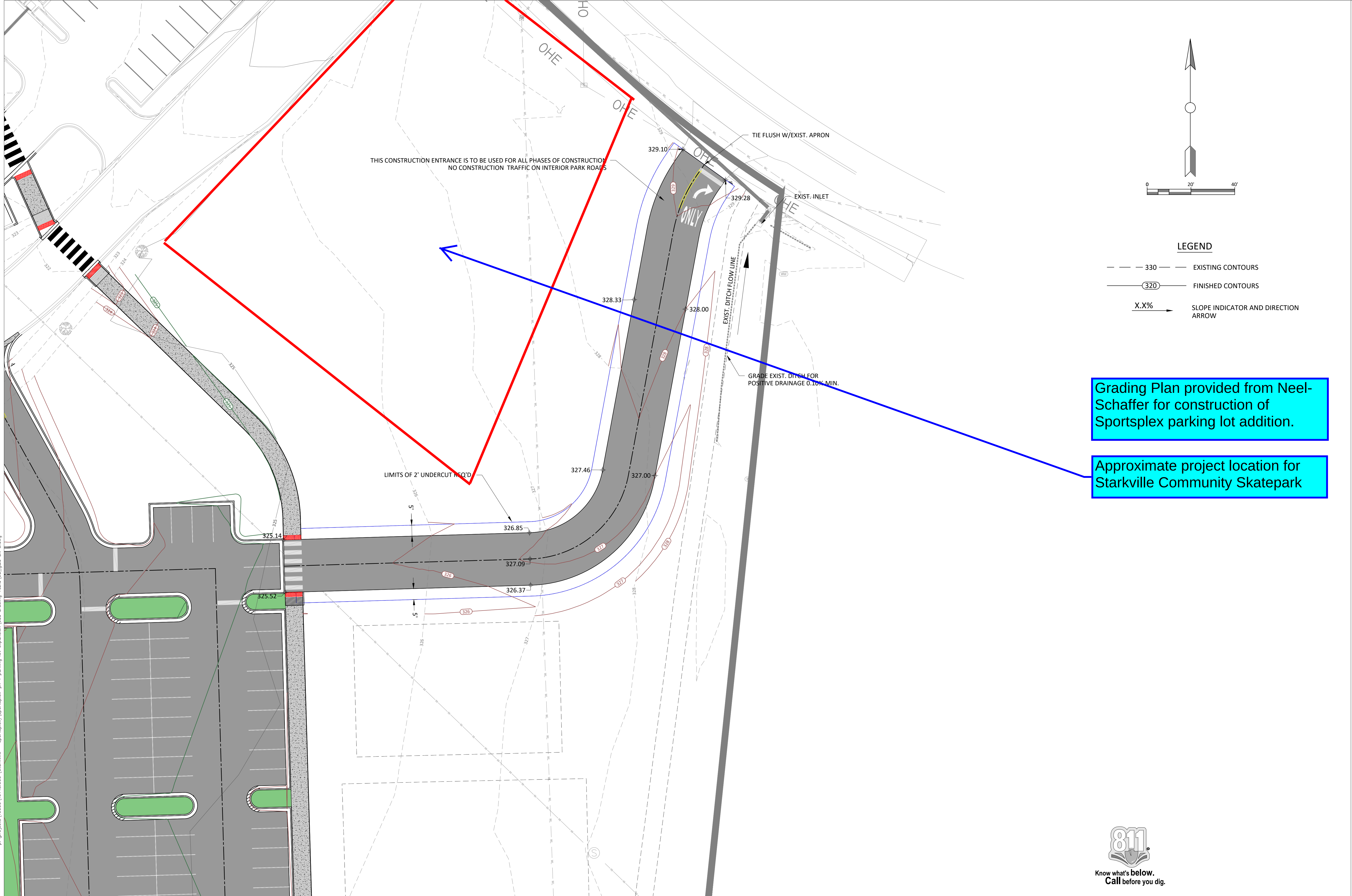
NOTICE TO DRAWING HOLDER
NEEL-SCHAFER, INC. HEREBY REFERS TO THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT THE WRITTEN PERMISSION OF NEEL-SCHAFER, INC. AND THE REUSER SHALL INDEMNIFY AND HOLD NEEL-SCHAFER, INC. HARMLESS FROM ALL DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

CONTRACT B
STARKVILLE SPORTSPLEX PARKING
LOT EXPANSION RE-BID
STARKVILLE, MISSISSIPPI

Project Number: 16145.00
Date: 05/2021
Drawn by: MRC
Check by: ZJF

REVISION	DATE	NO.

SITE PLAN
ADD. ALT. 5
C1.02



Grading Plan provided from Neel-Schaffer for construction of Sportsplex parking lot addition.

Approximate project location for Starkville Community Skatepark

CONTRACT B
STARKVILLE SPORTSPLEX PARKING
LOT EXPANSION RE-BID
STARKVILLE, MISSISSIPPI

Project Number: 16145.00
Date: 05/2021
Drawn by: MRC
Check by: ZJF

REVISION	DATE	NO.

**GRADING &
DRAINAGE PLAN**
ADD. ALT. 5
C2.03

NEEL-SCHAFFER
Solutions you can build upon

P.O. Box 2100 / 39704
2310 Martin Luther King Jr. Drive
Columbus, MS 39705
PH: (662)328-4547 / FAX: (662)328-8552

NOTICE TO DRAWING HOLDER

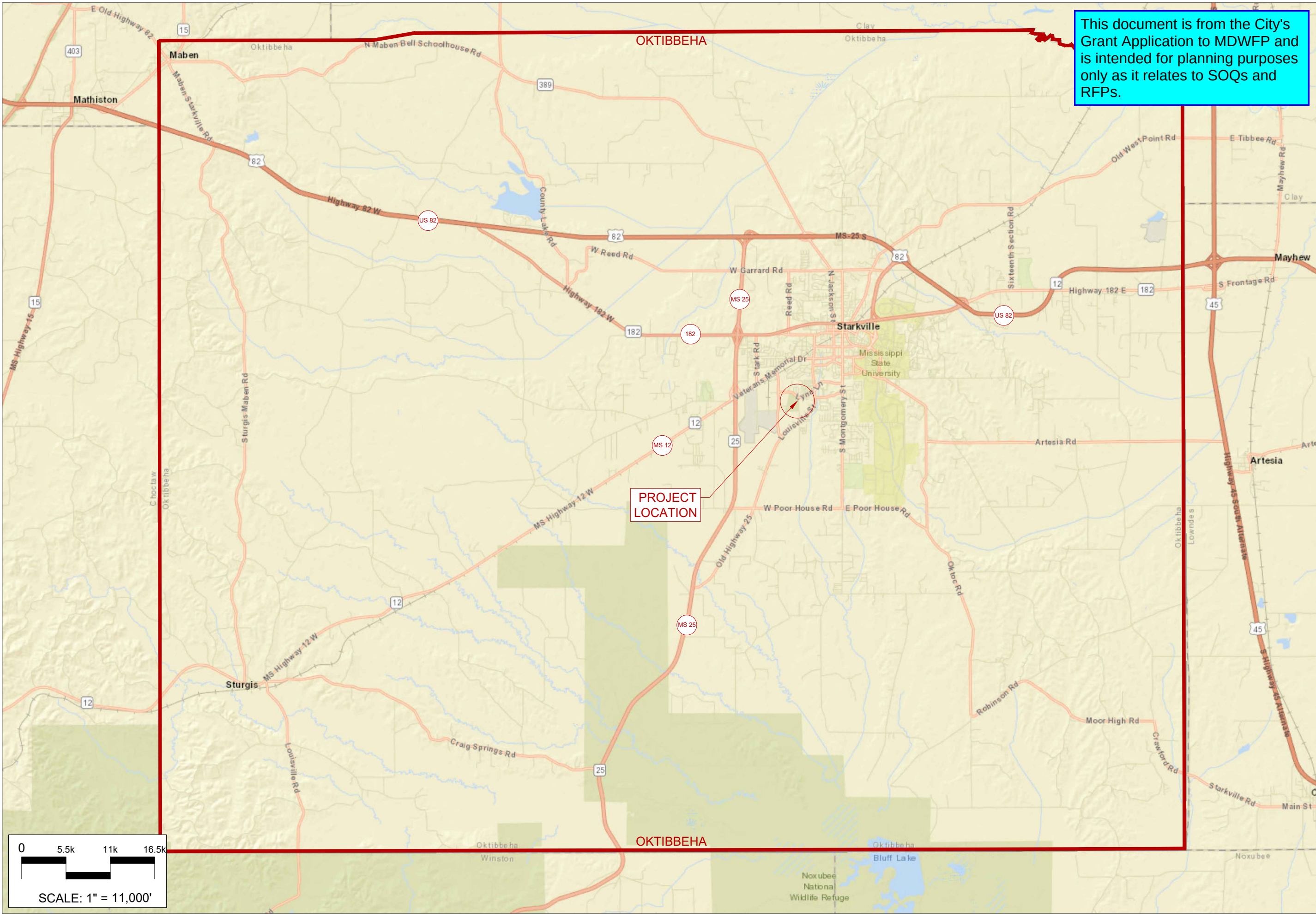
NEEL-SCHAFFER, INC. HEREBY REFERS TO THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT THE WRITTEN PERMISSION OF NEEL-SCHAFFER, INC., IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING THEREFROM.



ATTACHMENT B

Location Maps, Utilities, & Site Conditions

z:\engineering\projects\2025\25007-recreational trails grant skate park\03-grant application\02-grant submittal documents\01-drawings\04-cod\25007-rtp skate park_recover.dwg



DATE: MARCH 2025
DESIGNED BY: CAB
DRAWN BY: CAB
CHECKED BY: SK
Q.C. BY: CAW
SCALE: 1" = 11,000'
PROJECT #25007

REVISIONS:

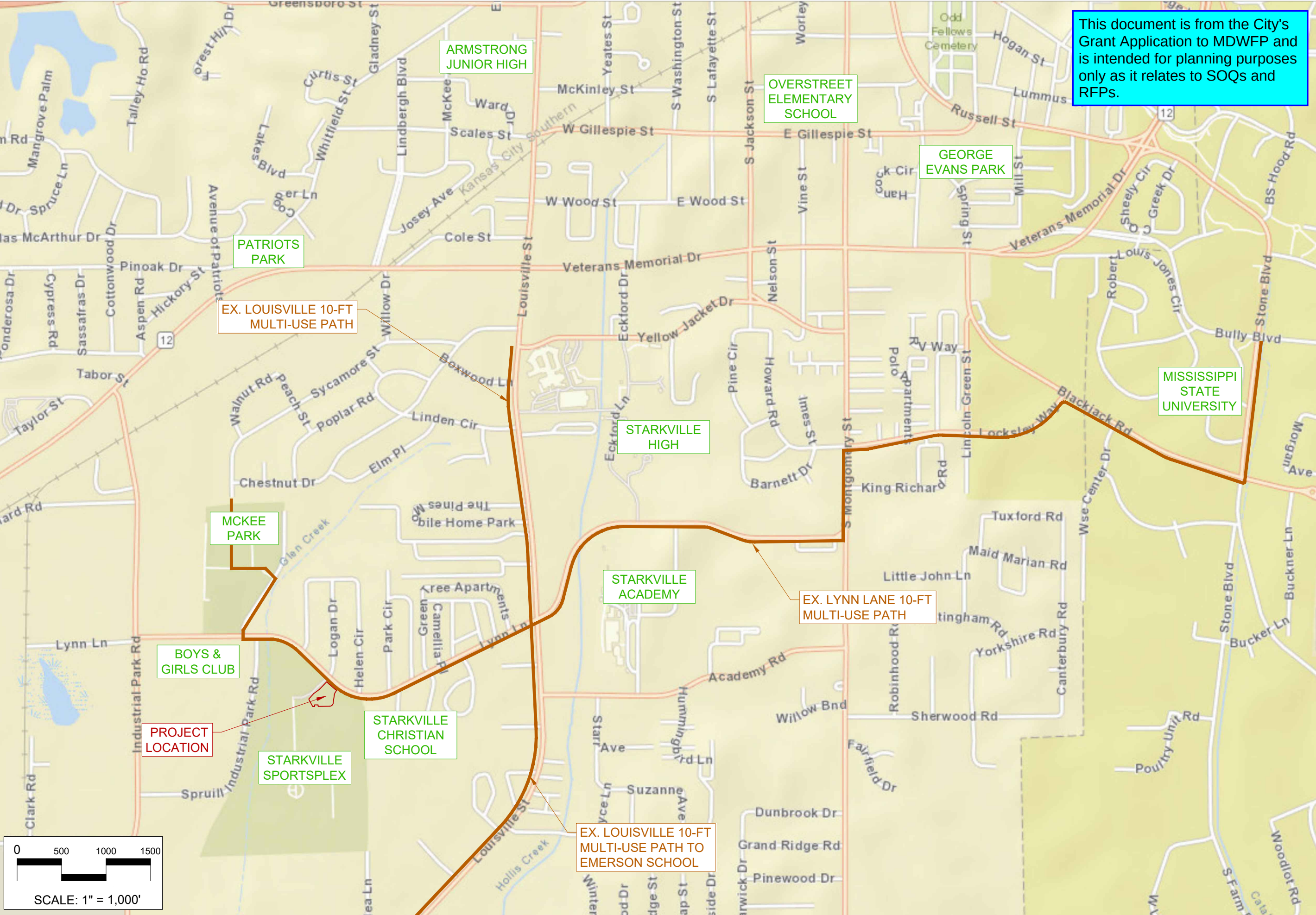
MDWFP RECREATION TRAILS PROGRAM
GRANT APPLICATION
STARKVILLE, MS

REGIONAL / COUNTY LOCATION MAP

STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE, ENGINEERING DEPT.
110 W. MAIN STREET, STARKVILLE, MS 39759
P. 662-323-2525

C1.0

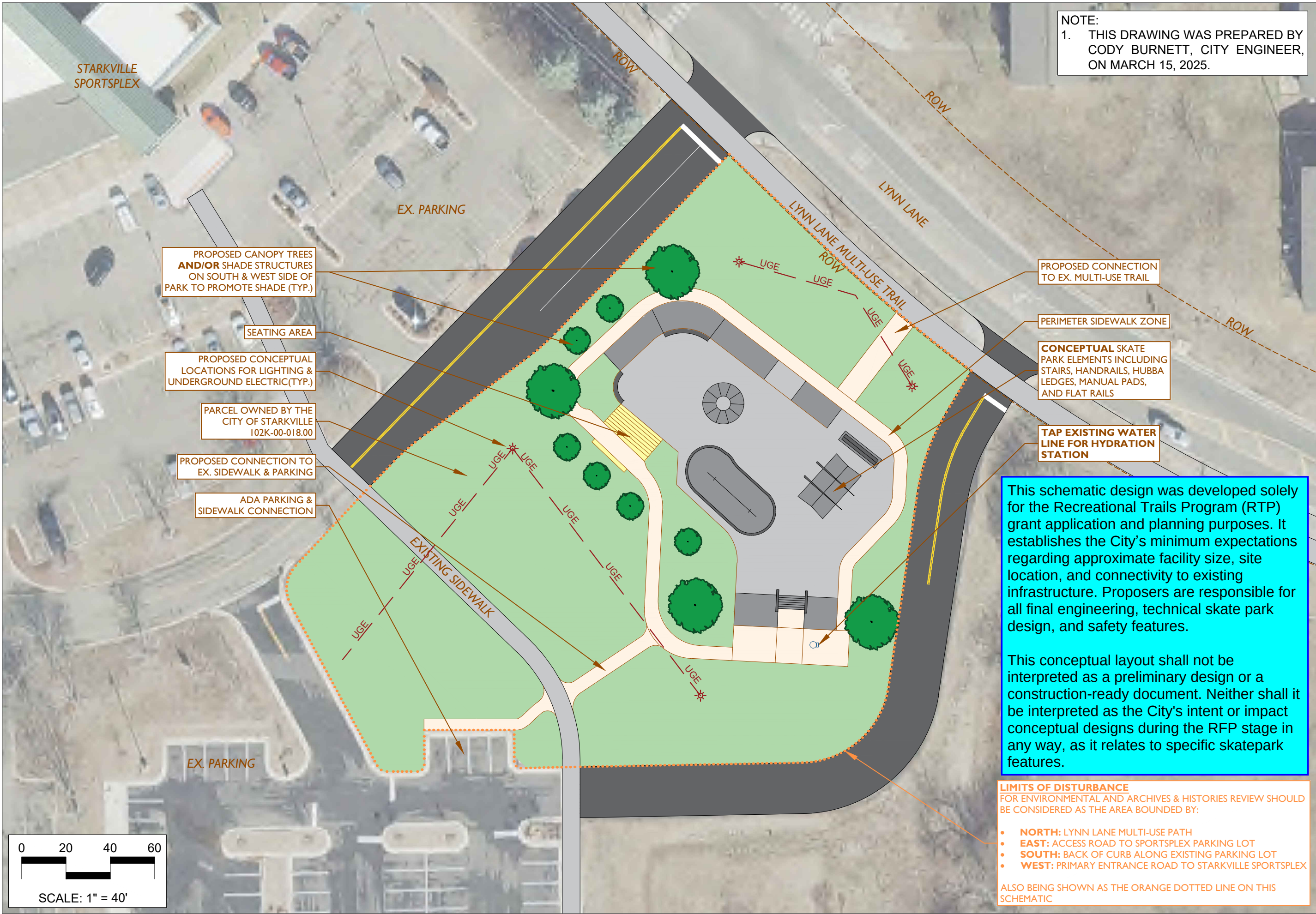
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This document is from the City's Grant Application to MDWFP and is intended for planning purposes only as it relates to SOQs and RFPs.



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NOTE:
1. THIS DRAWING WAS PREPARED BY
CODY BURNETT, CITY ENGINEER,
ON MARCH 15, 2025.

STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE, ENGINEERING DEPT.
110 W. MAIN STREET, STARKVILLE, MS 39759
P. 662-323-2525



MDWFP RECREATION TRAILS PROGRAM

GRANT APPLICATION
STARKVILLE, MS

CONCEPTUAL SITE PLAN

This schematic design was developed solely for the Recreational Trails Program (RTP) grant application and planning purposes. It establishes the City's minimum expectations regarding approximate facility size, site location, and connectivity to existing infrastructure. Proposers are responsible for all final engineering, technical skate park design, and safety features.

This conceptual layout shall not be interpreted as a preliminary design or a construction-ready document. Neither shall it be interpreted as the City's intent or impact conceptual designs during the RFP stage in any way, as it relates to specific skatepark features.

LIMITS OF DISTURBANCE
FOR ENVIRONMENTAL AND ARCHIVES & HISTORIES REVIEW SHOULD BE CONSIDERED AS THE AREA BOUNDED BY:

- **NORTH:** LYNN LANE MULTI-USE PATH
- **EAST:** ACCESS ROAD TO SPORTSPLEX PARKING LOT
- **SOUTH:** BACK OF CURB ALONG EXISTING PARKING LOT
- **WEST:** PRIMARY ENTRANCE ROAD TO STARKVILLE SPORTSPLEX

ALSO BEING SHOWN AS THE ORANGE DOTTED LINE ON THIS SCHEMATIC

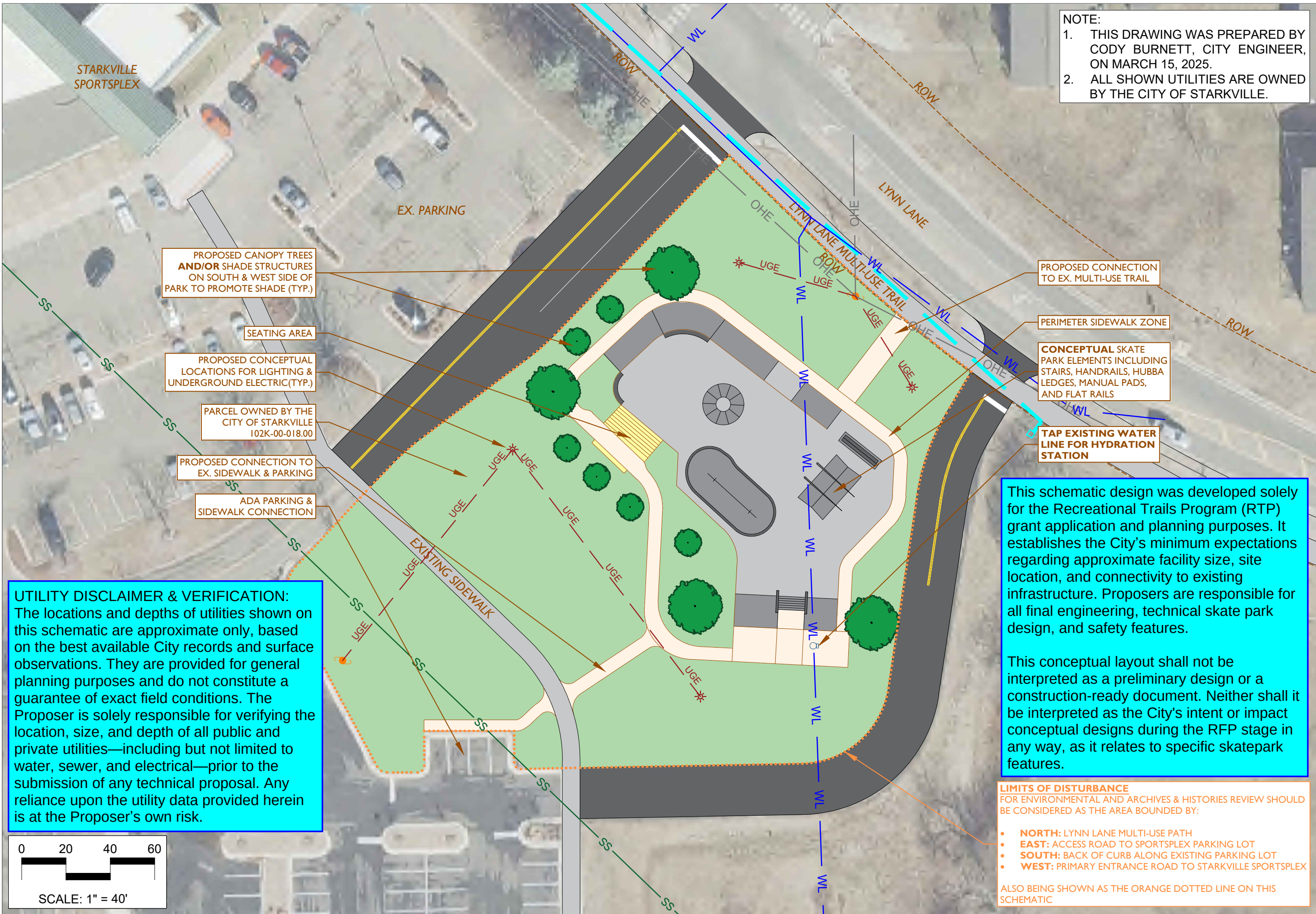
REVISIONS:

DATE: MARCH 2025
DESIGNED BY: CAB
DRAWN BY: CAB
CHECKED BY: SK
Q.C. BY: CAW
SCALE: AS SHOWN
PROJECT #25007

SHEET NUMBER#:

C3.0

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- NOTE:
1. THIS DRAWING WAS PREPARED BY CODY BURNETT, CITY ENGINEER, ON MARCH 15, 2025.
 2. ALL SHOWN UTILITIES ARE OWNED BY THE CITY OF STARKVILLE.



MDWFP RECREATION TRAILS PROGRAM
GRANT APPLICATION
STARKVILLE, MS

CONCEPTUAL SITE PLAN W/UTILITIES

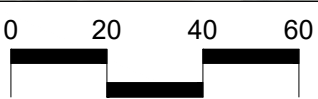
REVISIONS:

DATE: MARCH 2025
DESIGNED BY: CAB
DRAWN BY: CAB
CHECKED BY: SK
Q.C. BY: CAW
SCALE: 1" = 40'
PROJECT #25007

SHEET NUMBER#

C4.0

UTILITY DISCLAIMER & VERIFICATION:
The locations and depths of utilities shown on this schematic are approximate only, based on the best available City records and surface observations. They are provided for general planning purposes and do not constitute a guarantee of exact field conditions. The Proposer is solely responsible for verifying the location, size, and depth of all public and private utilities—including but not limited to water, sewer, and electrical—prior to the submission of any technical proposal. Any reliance upon the utility data provided herein is at the Proposer's own risk.



SCALE: 1" = 40'

This schematic design was developed solely for the Recreational Trails Program (RTP) grant application and planning purposes. It establishes the City's minimum expectations regarding approximate facility size, site location, and connectivity to existing infrastructure. Proposers are responsible for all final engineering, technical skate park design, and safety features.

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LIMITS OF DISTURBANCE
FOR ENVIRONMENTAL AND ARCHIVES & HISTORIES REVIEW SHOULD BE CONSIDERED AS THE AREA BOUNDED BY:

- **NORTH:** LYNN LANE MULTI-USE PATH
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ALSO BEING SHOWN AS THE ORANGE DOTTED LINE ON THIS SCHEMATIC

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PHOTO 1 (FACING SOUTH)
Provides view of existing parking, ball fields, access road, and sidewalk.

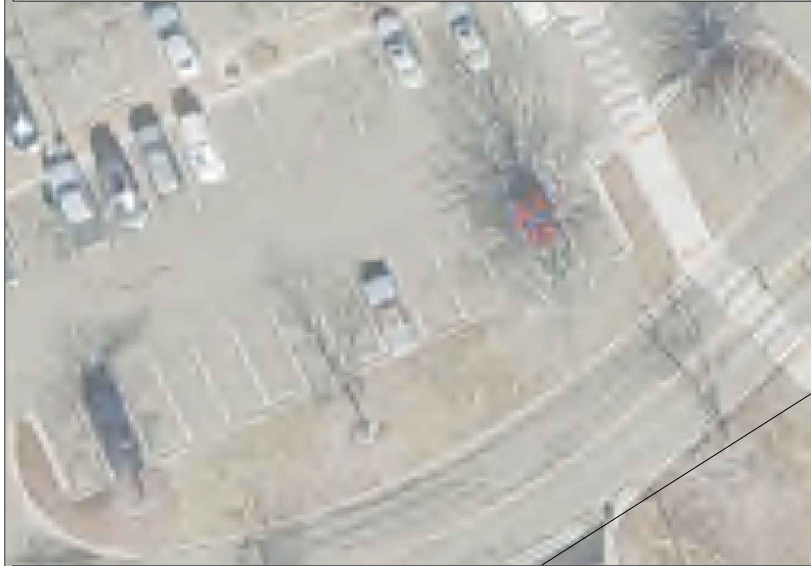


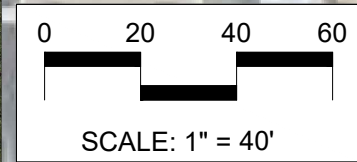
PHOTO 2 (FACING EAST)
Provides view of location of proposed skate park.



PHOTO 3 (FACING WEST)
Provides view of existing parking, Sportsplex facility, entrance road, and location of proposed skate park.



PHOTO 4 (FACING NORTH)
Provides view proposed skate park location from existing access road.



NOTE:
1. THIS DRAWING WAS PREPARED BY
CODY BURNETT, CITY ENGINEER,
ON MARCH 15, 2025.

REVISIONS:

DATE: MARCH 2025
DESIGNED BY: CAB
DRAWN BY: CAB
CHECKED BY: SK
Q.C. BY: CAW
SCALE: AS SHOWN
PROJECT #25007

SHEET NUMBER#:

C5.0

MDWFP RECREATION TRAILS PROGRAM

GRANT APPLICATION

STARKVILLE, MS

SITE PHOTOS



STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE, ENGINEERING DEPT.
110 W. MAIN STREET, STARKVILLE, MS 39759
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ATTACHMENT C

Geotechnical Information

*Note that this documentation is pending and will be included prior to advertisement.

PHASE 2 REQUEST FOR DESIGN-BUILD PROPOSALS **STARKVILLE COMMUNITY SKATEPARK**

1. INTRODUCTION

Only firms shortlisted through Phase 1 SOQ are eligible to submit proposals.

The City of Starkville, Mississippi ("City") invites qualified shortlisted Design-Build teams with demonstrated experience in the design and construction of poured-in-place concrete skate parks to submit proposals for a turnkey design-build contract for the Starkville Community Skate Park located at 405 Lynn Lane, within the existing Sportsplex campus. This procurement is intended to select one Design-Build entity to provide all professional design, engineering, permitting support, construction, and closeout services necessary to deliver a complete skate park facility for a single, fixed firm lump-sum price. This RFP is for procurement of design-build services only. No work is authorized until the Board of Aldermen awards and executes a design-build contract.

The project is partially funded through the Mississippi Department of Wildlife, Fisheries, and Parks (MDWFP) Recreational Trails Program (RTP) and must comply with all applicable grant requirements.

The City Board of Aldermen have approved acceptance of the MDWFP RTP grant in the amount of \$120,000, commitment to the required local match of \$30,000, and commitment to an additional match of not more than \$250,000 for a total project not-to-exceed budget of \$400,000.

Proposals exceeding the City's anticipated budget may be deemed non-responsive.

2. PROCUREMENT STRUCTURE

This Request for Proposals constitutes Phase 2 of a two-phase Design-Build procurement conducted pursuant to Mississippi Code §31-7-13.1, as amended. Only firms shortlisted through the City's Phase 1 SOQ are eligible to submit proposals.

All terms, conditions, and requirements set forth in the Phase 1 Statement of Qualifications (SOQ) and the Scope of Work Statement (SOW), including all technical exhibits, geotechnical data, and site surveys, are hereby incorporated by reference and are considered binding components of this RFP. In the event of a conflict between the Phase 1 SOWW and this Phase 2 RFP, the more stringent requirement or the requirement providing the higher quality of materials and workmanship, as determined by the City Engineer, shall govern.

All representations, personnel commitments, and experience claims made by the Proposer in their Phase 1 SOQ submittal are considered material to this procurement. The selected Design-Builder shall be held to those commitments throughout the duration of the contract. Any

unauthorized deviation from the qualified team or scope presented in Phase 2 may result in the rejection of the proposal or termination of the contract.

3. PROJECT OVERVIEW

3.1. PROJECT LOCATION

The skate park will be located within the City of Starkville Sportsplex campus at approximately 405 Lynn Lane, Starkville, Mississippi.

3.2. PROJECT INTENT

The project consists of designing, constructing, and delivering a complete, high-quality, durable concrete skatepark that includes but is not limited to:

- Street elements (e.g., rails, ledges, pads, stairs, etc.)
- Transition elements (e.g., quarter pipes, hips, bowls, etc.)
- Amenities and design that accommodate all skill levels and user-types
- Flow-based layout
- Seating
- Sidewalk/multi-use path connection to existing multi-use path along Lynn Lane
- Drainage
- ADA accessibility

The site is bounded by the Lynn Lane Multi-Use Trail (north), the Sportsplex parking (south), main access road (west), and overflow parking (east). The City anticipates a skate park size of approximately 8,000 – 12,000 square feet, subject to final design.

3.3. BUDGET

The City has funding for a total project budget of \$400,000, inclusive of design, construction, contingencies, and all associated costs.

4. GENERAL SCOPE OF WORK

In addition to the official Scope of Work Statement (SOW), the selected Design-Builder shall provide all services necessary to deliver a complete, operational skate park, including but not limited to:

4.1. DESIGN SERVICES

- Conceptual skate park design
- Additional Survey & geotechnical investigation, if needed
- Erosion control and SWPPP
- Public meeting & stakeholder coordination
- Cost estimating & value engineering

- RTP compliance documentation
- Final skate park layout and feature design
- Structural engineering of skate features
- Grading, drainage, and site integration
- Coordination with City staff and stakeholders
- Design refinement following award
- Construction documents sufficient for construction & technical specifications, subject to City-approval
- Skatepark integration and connection to the existing multi-use path located along Lynn Lane. The facilities shall be ADA compliant to grant access to the skatepark and transition between the multi-use trail and skatepark.

4.2. CONSTRUCTION SERVICES

- Site safety and access control
- Site preparation and earthwork
- Forming, reinforcement placement, and poured-in-place concrete construction
- Concrete feature shaping and finishing
- Drainage installation
- Site amenities associated with skate park
- Signage and striping, as needed
- Final cleanup
- As-built production & close-out
- Quality control and all testing necessary to demonstrate compliance with performance requirements. The City reserves the right to require independent testing at its discretion.
- Warranty: the Design-Builder shall warrant that all work, materials, and workmanship provided under this contract shall be free from defects for a minimum period of one (1) year from the date of final acceptance by the City. During the warranty period, the Design-Builder shall promptly correct, at no cost to the City, any defects or failures resulting from defective materials or workmanship. Warranty obligations shall be in addition to, and not in lieu of, any other rights or remedies available to the City under the contract or applicable law.

4.3. PROJECT MANAGEMENT

- Construction scheduling
- Quality control
- Submittal coordination
- Construction closeout

- Warranty administration

4.4. PERFORMANCE REQUIREMENTS

All design and construction services shall comply with the Performance-Based Design and Construction Requirements set forth in Appendix A, which is incorporated herein by reference and made a binding part of this RFP and the resulting contract.

5. PROPOSAL SUBMISSION REQUIREMENTS

Each Proposer shall submit one (1) digital PDF. Hard copies are allowed in addition to the digital copy, at the Proposers discretion. Proposals must not exceed fifteen letter sizes pages in length, excluding tabs, indexes, conceptual plans, and any issued addendum. Failure to include any City issued addendum within the RFP shall result in an immediate rejection of the proposal. Proposals shall include the following sections:

5.1. TEAM QUALIFICATIONS

- Description of Design-Build entity
- Key personnel
- Relevant skate park experience
- At least three (3) similar completed projects within the last 10 years

5.2. CONCEPTUAL SKATE PARK DESIGN

- Conceptual site layout with two to three sections
- Feature list with description of features and flow
- Narrative explaining design philosophy
- No stamped drawings required

5.3. CONSTRUCTION APPROACH & SCHEDULE

The City anticipates the following general project schedule. These timeframes are provided for information purposes, may be adjusted by the City based on funding, weather, or other factors, and do not constitute a guaranteed completion date unless incorporated into the executed contract.

- Contract Award: May 2026
- Design Refinement & Finalization: Approximately 4 weeks following award.
- Construction Commencement: June 2026
- Substantial Completion: November 2026
- Note: Per RTP Funding, on-site construction shall begin within 120 days of project approval.

Proposers shall include a preliminary project schedule in their proposal demonstrating the ability to meet or improve upon the anticipated timeframes and should include:

- Proposed construction methodology
- Preliminary schedule (aligned to City's RTP timeline requirement)

5.4. LUMP-SUM PRICE PROPOSAL

- Single lump-sum price for all services (design, construction, etc.).
- A Fixed Firm Price contract is intended for this project.
- Price shall include all design, construction, administration, labor, materials, equipment, removal and legal disposal of debris, transportation, insurance, daily expenses, overhead, profit, incidentals, and any other items needed to meet the requirements of this scope of work and specifications. Lump-sum price shall be inclusive of all costs.

5.5. REFERENCES

- At least three (3) owner references.

6. EVALUATION CRITERIA

Proposals will be evaluated by an evaluation committee using the following criteria:

CRITERIA	WEIGHT
Price / Cost Value	35%
Knowledge & experience in executing similar skate park projects	20%
Experience & qualifications of proposed construction team	15%
Experience & qualifications of proposed designer	15%
Construction Approach & Schedule control	15%

7. DESIGN REFINEMENT POST-AWARD

Following an award:

- The selected Design-Builder shall refine the conceptual design in coordination with City Staff and stakeholder input. Plan for a minimum of one public meeting with users to gather input.
- The awarded concept design shall serve as the baseline.
- Refinement shall not materially reduce scope or quality.
- No increase in contract price shall be permitted due to design refinement.

8. CONTRACT FORM

The successful proposer will be required to enter into a Design-Build Agreement substantially based on EJCDC Design-Build contract principles, as modified by the City.

9. INSURANCE & BONDING

The Design-Builder shall provide:

- Performance bond
- Payment bond
- Insurance meeting City requirements

10. RTP GRANT COMPLIANCE

As a project funded in part through the Mississippi Department of Wildlife, Fisheries, and Parks (MDWFP) Recreational Trails Program (RTP), the Design-Builder shall comply with all applicable federal and state requirements associated with RTP-funded design and construction. Design-Builders should read and be familiar with all requirements in the **2025 Mississippi Recreational Trails Program Manual** which can be found at the MDWFP website or by requesting a copy from the City Engineering Department. It is the Design-Builders full responsibility to be familiar with these requirements and ensure they have the capability to meet any and all requirements.

10.1. STATE RTP REQUIREMENTS

10.1.1. MDWFP Specifications

The Design-Builder shall adhere to all RTP guidelines and instructions issued by MDWFP, including reporting, draw requests, reimbursement procedures, and project close-out requirements.

10.1.2. Reimbursement-Based Funding

RTP funds are distributed on a reimbursable basis. The Design-Builder shall submit all required supporting documentation, including invoices, pay applications, testing reports, and proof of payment, to allow the City to process reimbursement claims.

10.1.3. Signage Requirements

The Design-Builder shall install any required RTP or MDWFP signage per the grant agreement.

10.2. REPORTING & DOCUMENTATION

The Design-Builder shall assist the City in preparing all documentation necessary for RTP compliance, including:

- Monthly progress reports
- Construction photos
- Environmental compliance documentation
- Testing and inspection reports
- Close-out documentation

Failure to provide required documentation may result in delay of payments.

11. RESERVATION OF RIGHTS

- The City reserves the right to accept or reject any and all proposals, to accept any proposals deemed advantageous and to waive irregularity in the proposals.
- By providing a proposal, the proposer acknowledges and will adhere to all specifications as stated within this packet.
- Late submittals will be rejected without consideration.
- The City assumes no responsibility for costs incurred to the preparation of submittals.
- Any questions about the meaning, intent or specifications must be inquired by the Vendor in writing. Any and all questions will be responded to in the form of written addenda. All addenda issued shall become a part of the contract documents and shall be acknowledged and dated in the submittal. Questions will not be answered within 48 hours of the RFP opening.
- Protests and Appeals:
 - Any protest regarding the City's procurement process, evaluation of proposals, or award decision must be submitted in writing to the City of Starkville within five (5) business days following the posting or issuance of the Notice of Intent to Award.
 - Protests must clearly state the specific grounds for the protest and include all relevant facts and documentation. Protests not filed within the specified time period shall be deemed waived.
 - The City's determination regarding any protest shall be final. Failure to file a timely protest shall constitute acceptance of the City's procurement process and award decision.

12. SUBMISSION INSTRUCTIONS

All sealed proposals must be clearly labeled:

"RFP – DESIGN-BUILD STARKVILLE COMMUNITY SKATE PARK – DO NOT OPEN"

Proposals shall be submitted electronically to <https://www.cityofstarkvilleplans.org/> or at the office of the City Clerk no later than April 21, 2026 at 2:00 P.M. Central Standard Time.

City of Starkville, City Hall
City Clerk's Office
110 West Main Street
Starkville, MS 39759

Late submissions will not be accepted.

APPENDIX A

PERFORMANCE-BASED DESIGN & CONSTRUCTION REQUIREMENTS

A.1 GENERAL INTENT

The skate park shall be designed and constructed as a durable, long-term public facility suitable for continuous skate use, climatic exposure, and minimal maintenance. The Design-Builder shall be solely responsible for achieving the performance outcomes described herein.

These requirements establish minimum performance standards and are not intended to dictate specific means or methods.

The requirements contained in this Appendix establish the minimum performance standards for the Project and shall govern the design, construction, acceptance, and warranty of the Work.

A.2 CONCRETE PERFORMANCE

1. All skate riding surface shall be constructed of cast-in-place concrete.
2. Minimum compressive strength shall be 4,000 psi at 28 days, unless a higher strength is proposed and justified.
3. Concrete shall be reinforced as necessary to control cracking and provide long-term structural integrity.
4. Riding surface shall be:
 - a. Smooth
 - b. Continuous
 - c. Free of abrupt transitions
 - d. Free of lips, offsets, or construction defects that impede safe or convenient skate use.
5. Concrete shall be properly cured to minimize shrinkage cracking and surface defects.
6. Finished surfaces shall be free of:
 - a. Scaling
 - b. Spalling
 - c. Delamination
 - d. Excessive cracking

A.3 GEOMETRY & RIDE QUALITY

1. Transitions shall be smooth and continuous with consistent curvature.
2. Slopes and grades shall be appropriate for intended skate features and skill levels.
3. Changes in plan shall be gradual and intentional.
4. Edges and terminations shall be safely detailed.

A.4 DRAINAGE PERFORMANCE

1. All skate surfaces shall drain positively.

2. Standing water on riding surfaces is not acceptable.
3. Drainage elements shall be integrated into the design to avoid trip hazards or skate interference.
4. The Design-Builder shall be responsible for verifying final drainage performance.

A.5 DURABILITY & CLIMATE RESISTANCE

1. Materials and construction practices shall be suitable for Mississippi climate conditions, including freeze-thaw cycles.
2. The completed skate park shall be designed for a long service life with minimal maintenance.
3. Surface finishes shall resist premature wear from skate use.

A.6 SAFETY & ACCESSIBILITY

1. The skate park shall be designed to provide safe sightlines for users and spectators.
2. Non-skate areas shall include ADA-compliant access routes where required.
3. Edge conditions, seating areas, and gathering spaces shall be safely integrated.

A.7 QUALITY CONTROL & ACCEPTANCE

1. The City reserves the right to:
 - a. Observe construction
 - b. Review submittals
 - c. Require corrective action for nonconforming work
2. The City may reject work that does not meet the performance requirements.
3. Final acceptance is contingent upon satisfactory performance of all features.

APPENDIX B PROPOSAL FORMS

All forms in this Appendix shall be completed and submitted with the proposal. Failure to submit completed forms may result in rejection of the proposal as non-responsive.

FORM B.1 – PROPOSAL SIGNATURE PAGE

Project:

Starkville Community Skate Park

Turnkey Design-Build Services

The undersigned proposer hereby submits this proposal in response to the City of Starkville's Request for Proposals for Design-Build services for the Starkville Community Skatepark.

The undersigned certifies that:

- This proposal is made without collusion with any other proposer.
- The proposer has reviewed the RFP and all addenda.
- The proposer agrees to execute the Design-Build Agreement if selected.
- The proposed understands the project is funded in part by MDWFP RTP funds and agrees to comply with all applicable requirements.

Legal Name of Design-Build Entity

Business Address

Authorized Representative Name & Title (Printed)

Signature

Date

FORM B.2 – LUMP SUM PRICE PROPOSAL

The proposer hereby submits the following single lump-sum price to perform all design, engineering, construction, labor, materials, equipment, overhead, profit, and incidentals required to deliver a complete and operational skate park in accordance with the RFP.

TOTAL LUMP-SUM PRICE

\$ _____ (dollar amount)

_____ (written amount)

The price includes, but is not limited to:

- All design and engineering
- All construction and materials
- Project management and coordination
- Mobilization and demobilization
- Permits and inspections (as applicable)
- Warranty obligations

No additional compensation shall be due except as provided in the Design-Build Agreement.

Authorized Representative Name & Title (Printed)

Signature

Date

FORM B.3 – NON-COLLUSION AFFIDAVIT

State of Mississippi

County of _____

Before me, the undersigned authority, personally appeared _____,
who, being first duly sworn, deposes and says that:

1. He/she is the _____ of _____ (the "Proposer").
2. The proposal submitted is genuine.
3. The proposal was not made in the interest of or on behalf of any undisclosed person, partnership, company, or corporation.
4. The proposal is not submitted in collusion with any other proposer.

Authorized Representative Name & Title (Printed)

Signature

Date

Sworn to and subscribed before me this _____ day of _____, 26.

Notary Public

My Commission Expires: _____

FORM B.4 – INSURANCE & BONDING ACKNOWLEDGEMENT

The proposer acknowledges that, if selected, it will be required to provide insurance and bonding meeting the requirements of the City of Starkville, including performance and payment bonds.

This acknowledgement does not constitute proof of insurance.

Legal Name of Design-Build Entity

Authorized Representative Name & Title (Printed)

Signature

Date

FORM B.5 – ADDENDA ACKNOWLEDGEMENT

The proposer acknowledges receipt of the following addenda issued for this RFP:

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Legal Name of Design-Build Entity

Authorized Representative Name & Title (Printed)

Signature

Date



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Engineering & Street
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 1

SUBJECT:

Consideration to find and determine, pursuant to Mississippi Code § 31-7-13.1 and Senate Bill 2300 (2025), the use of the Design-Build method of procurement for the Starkville Community Skatepark to be in the best interest of the public.

AUTHORIZATION HISTORY:

January 21, 2025: Approval to apply for RTP grant given by Board of Aldermen
February 17, 2026: Approval to accept RTP Grant
February 17, 2026: Approval to advertise for RFQs, establish ranking committee, & statement of work

REQUESTING DEPARTMENT: Parks & Recreation

DIRECTOR'S AUTHORIZATION: Greg Owen

SUMMARY:

The City of Starkville has received grant funding through the Mississippi Department of Wildlife, Fisheries, and Parks (MDWFP) Recreational Trails Program for the construction of a Community Skate Park with a total project budget not-to-exceed \$400,000.

Design-Build Authorization:

Mississippi Code §31-7-13.1, as amended by Senate Bill 2300 (2025), authorizes municipalities to use the Design-Build project delivery method upon a determination that such method is in the public interest.

The proposed skate park is a specialty facility requiring highly specialized concrete construction techniques and integrated design expertise. Design-Build is the most appropriate method to ensure constructability, durability, schedule efficiency, and cost control within the grant-funded budget.

The City will conduct a two-phase Design-Build procurement as required by statute:

- Phase 1 (SOQ): Solicitation and evaluation of statement of qualifications to establish a shortlist of qualified Design-Build teams. Three to five firms are expected to be shortlisted.
- Phase 2 (RFP): Invitation to shortlisted teams to submit technical proposals, conceptual skate park layouts, schedules, and guaranteed maximum pricing.

Cost will be a scored factor in Phase 2 and will constitute not less than thirty-five percent (35%) of the total evaluation score, in compliance with SB 2300. Any selection other than the lowest-cost proposer will be documented with written justification entered into the Board minutes as required by law.

Pursuant to federal procurement standards (2 CFR 200), no geographic preferences shall be utilized in the evaluation of proposals.

FOR MORE INFORMATION CONTACT:

Cody Burnett @ 662-323-2525 ext. 3123 or c.burnett@cityofstarkville.org

SUGGESTED MOTION:

Move to find and determine, pursuant to Mississippi Code § 31-7-13.1 and Senate Bill 2300 (2025), the use of the Design-Build method of procurement for the Starkville Community Skatepark to be in the best interest of the public.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Engineering & Street
AGENDA DATE: February 17th, 2026
PAGE: Page 1 of 3

SUBJECT:

Consideration of approving the low bid from Hannon, LLC in the amount of \$187,603.00 for the 2026 ADA Improvements Project.

AMOUNT & SOURCE OF FUNDING:

Use Tax & Street Bond

FISCAL NOTE:

AUTHORIZATION HISTORY:

1-6-2026: Permission from Board of Aldermen to advertise for construction bids.

REQUESTING DEPARTMENT: Engineering

DIRECTOR'S AUTHORIZATION: Cody Burnett

SUMMARY:

This project includes adding curb ramps along sidewalks where the ramps are missing. The Department of Justice requires cities to add curb ramps if one is not present any time a street is paved. It also includes adding approximately 65 feet of sidewalk at 610 Yellow Jacket Dr to make a pedestrian connection to a future striped walking path in the street. This project includes constructing concrete flumes on Whitfield St & Hummingbird Ln to improve drainage issues. The areas in this project are scheduled to be resurfaced in 2026.

A list of the proposed improvements is attached.

8 bids were received for this project. A detailed bid tabulation is attached.

FOR MORE INFORMATION CONTACT:

Cody Burnett @ 662-323-2525 ext. 3123 or c.burnett@cityofstarkville.org

Chris Williams @ 662-323-2525 ext. 3122 or c.williams@cityofstarkville.org

Stephen Kachelman @ 662-323-2525 ext. 3111 or s.kachelman@cityofstarkville.org

SUGGESTED MOTION:

Move to approve the low bid from Hannon, LLC in the amount of \$187,603.00 for the 2026 ADA Improvements Project.



ENGINEERING DEPARTMENT
CITY HALL, 110 W. MAIN STREET
STARKVILLE, MISSISSIPPI 39759-2944

Project No. 26006 - 2026 ADA Improvements

Bid Tabulation - February 5, 2026

					LOW BID																	
					Engineer's Estimate		Barnett Concrete Work, LLC		David Smith Construction, Inc.		Evergreen Landscape & Management, LLC		Groundstone Construction, LLC		Hannon, LLC		JEM Contracting, LLC		JMorgan Company, LLC		Wildstone Construction Services, LLC	
Line No.	Item No.	Description	Estimated Quantity	Unit	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	201-A001	Clearing & Grubbing	383.6	SY	\$ 18.00	\$ 6,904.80	\$ 11.08	\$ 4,250.29	\$ 13.72	\$ 5,262.99	\$ 31.11	\$ 11,933.80	\$ 50.00	\$ 19,180.00	\$ 42.50	\$ 16,303.00	\$ 5.63	\$ 2,159.67	\$ 96.00	\$ 36,825.60	\$ 55.00	\$ 21,098.00
2	202-B081	Removal of Concrete Sidewalks, Steps, Driveways, Curb & Gutter, Retaining Walls & Asphalt	511.4	SY	\$ 40.00	\$ 20,456.00	\$ 55.00	\$ 28,127.00	\$ 70.74	\$ 36,176.44	\$ 31.11	\$ 15,909.65	\$ 50.00	\$ 25,570.00	\$ 50.00	\$ 25,570.00	\$ 27.00	\$ 13,807.80	\$ 98.00	\$ 50,117.20	\$ 55.00	\$ 28,127.00
3	203-EX040	Borrow Excavation, MDOT B9 or B9-6, LVM	14.0	CY	\$ 75.00	\$ 1,050.00	\$ 90.00	\$ 1,260.00	\$ 55.00	\$ 770.00	\$ 396.67	\$ 5,553.38	\$ 125.00	\$ 1,750.00	\$ 75.00	\$ 1,050.00	\$ 178.57	\$ 2,499.98	\$ 395.00	\$ 5,530.00	\$ 100.00	\$ 1,400.00
4	203-G002	Excess Excavation, LVM	50.0	CY	\$ 30.00	\$ 1,500.00	\$ 27.50	\$ 1,375.00	\$ 44.66	\$ 2,233.00	\$ 396.67	\$ 19,833.50	\$ 100.00	\$ 5,000.00	\$ 25.00	\$ 1,250.00	\$ 50.00	\$ 2,500.00	\$ 191.00	\$ 9,550.00	\$ 80.00	\$ 4,000.00
5	216-A001	Solid Sod	386.0	SY	\$ 20.00	\$ 7,720.00	\$ 11.01	\$ 4,249.86	\$ 31.83	\$ 12,286.38	\$ 111.11	\$ 42,888.46	\$ 20.00	\$ 7,720.00	\$ 25.00	\$ 9,650.00	\$ 13.37	\$ 5,160.82	\$ 23.00	\$ 8,878.00	\$ 8.00	\$ 3,088.00
6	503-C010	Saw Cut, Full Depth	980.0	LF	\$ 10.00	\$ 9,800.00	\$ 20.00	\$ 19,600.00	\$ 8.36	\$ 8,192.80	\$ 29.48	\$ 28,890.40	\$ 11.00	\$ 10,780.00	\$ 15.00	\$ 14,700.00	\$ 4.00	\$ 3,920.00	\$ 26.00	\$ 25,480.00	\$ 19.00	\$ 18,620.00
7	603-PE001	12" High Performance Polypropylene (HP) Pipe, includes bedding & backfill	10.0	LF	\$ 60.00	\$ 600.00	\$ 70.00	\$ 700.00	\$ 137.30	\$ 1,373.00	\$ 333.33	\$ 3,333.30	\$ 75.00	\$ 750.00	\$ 85.00	\$ 850.00	\$ 102.00	\$ 1,020.00	\$ 341.00	\$ 3,410.00	\$ 100.00	\$ 1,000.00
8	608-B001	Concrete Sidewalk (includes ADA Ramps), with Fiber Reinforcement	456.0	SY	\$ 125.00	\$ 57,000.00	\$ 140.00	\$ 63,840.00	\$ 96.35	\$ 43,935.60	\$ 63.70	\$ 29,047.20	\$ 125.00	\$ 57,000.00	\$ 135.00	\$ 61,560.00	\$ 135.00	\$ 61,560.00	\$ 240.00	\$ 109,440.00	\$ 175.00	\$ 79,800.00
9	609-A001	Concrete Flume	54.0	SY	\$ 160.00	\$ 8,640.00	\$ 118.33	\$ 6,389.82	\$ 107.98	\$ 5,830.92	\$ 63.70	\$ 3,439.80	\$ 125.00	\$ 6,750.00	\$ 145.00	\$ 7,830.00	\$ 30.00	\$ 1,620.00	\$ 198.00	\$ 10,692.00	\$ 200.00	\$ 10,800.00
10	609-D001	Combination Concrete Curb and Gutter Type 1	100.0	LF	\$ 35.00	\$ 3,500.00	\$ 53.60	\$ 5,360.00	\$ 112.68	\$ 11,268.00	\$ 38.48	\$ 3,848.00	\$ 50.00	\$ 5,000.00	\$ 35.00	\$ 3,500.00	\$ 50.00	\$ 5,000.00	\$ 106.00	\$ 10,600.00	\$ 65.00	\$ 6,500.00
11	907-608-C001	Detectable Warning Panels, Cast In Place, Maroon	212.0	SF	\$ 30.00	\$ 6,360.00	\$ 51.00	\$ 10,812.00	\$ 66.21	\$ 14,036.52	\$ 55.56	\$ 11,778.72	\$ 40.00	\$ 8,480.00	\$ 40.00	\$ 8,480.00	\$ 50.89	\$ 10,788.68	\$ 46.00	\$ 9,752.00	\$ 38.00	\$ 8,056.00
12	613-D009	Adjustment of Utility Appurtenance	8.0	EA	\$ 800.00	\$ 6,400.00	\$ 1,150.00	\$ 9,200.00	\$ 750.00	\$ 6,000.00	\$ 11,074.80	\$ 88,598.40	\$ 300.00	\$ 2,400.00	\$ 350.00	\$ 2,800.00	\$ 5,000.00	\$ 40,000.00	\$ 1,391.00	\$ 11,128.00	\$ 400.00	\$ 3,200.00
13	614-B001	Concrete Pavement 6", with Fiber Reinforcement	48.0	SY	\$ 145.00	\$ 6,960.00	\$ 151.19	\$ 7,257.12	\$ 190.08	\$ 9,123.84	\$ 63.70	\$ 3,057.60	\$ 150.00	\$ 7,200.00	\$ 145.00	\$ 6,960.00	\$ 135.00	\$ 6,480.00	\$ 389.00	\$ 18,672.00	\$ 175.00	\$ 8,400.00
14	618-A001	Maintenance of Traffic	1.0	LS	\$ 12,000.00	\$ 12,000.00	\$ 28,000.00	\$ 28,000.00	\$ 39,572.00	\$ 39,572.00	\$ 43,083.33	\$ 43,083.33	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 11,354.00	\$ 11,354.00	\$ 15,000.00	\$ 15,000.00
15	619-D3001	Remove and Reset Signs, All Sizes	5.0	EA	\$ 400.00	\$ 2,000.00	\$ 150.00	\$ 750.00	\$ 535.20	\$ 2,676.00	\$ 1,666.67	\$ 8,333.35	\$ 300.00	\$ 1,500.00	\$ 250.00	\$ 1,250.00	\$ 350.00	\$ 1,750.00	\$ 1,455.00	\$ 7,275.00	\$ 200.00	\$ 1,000.00
16	620-A001	Mobilization	1.0	LS	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00	\$ 30,000.00	\$ 11,951.00	\$ 11,951.00	\$ 2,777.78	\$ 2,777.78	\$ 20,000.00	\$ 20,000.00	\$ 6,500.00	\$ 6,500.00	\$ 30,000.00	\$ 30,000.00	\$ 21,000.00	\$ 21,000.00	\$ 18,000.00	\$ 18,000.00
17	907-809-PP001	Concrete Retaining Wall (6" - 30")	110.0	LF	\$ 80.00	\$ 8,800.00	\$ 87.00	\$ 9,570.00	\$ 133.57	\$ 14,692.70	\$ 63.70	\$ 7,007.00	\$ 125.00	\$ 13,750.00	\$ 85.00	\$ 9,350.00	\$ 72.72	\$ 7,999.20	\$ 225.00	\$ 24,750.00	\$ 120.00	\$ 13,200.00
Base Bid Total=					\$ 174,690.80		\$ 230,741.09		\$ 225,381.19		\$ 329,313.67		\$ 207,830.00		\$ 187,603.00		\$ 206,266.15		\$ 374,453.80		\$ 241,289.00	

Notes:

1. Math error. Unit Price Governs.

2. Barnett Concrete Work, LLC's submitted Base Bid was \$230,741.30.

3. David Smith Construction, Inc.'s submitted Base Bid was \$225,378.00.

I certify that this is a correct tabulation of all bids received for this Project on the date stated above.



Signature

2026 ADA Improvements List

No.	Street	Near	Description
1	Green St	S Jackson St	Replace Steps with Sidewalk
2	Greensboro St	Whitfield St	Add Curb Ramp
3	Greensboro St	402 Greensboro	Replace Steps with Sidewalk
4	Greensboro St	W Lampkin St	Add Curb Ramps
5	Hummingbird	Trumpet Vine Ln	Add Concrete Flume
6	Huntington Dr	Kingwood Dr/Kingston Ct	Add Curb Ramps
7	Huntington Dr	Autumn Woods/Kingston Ct	Add Curb Ramps
8	Huntington Dr	Langston Cove	Add Curb Ramps
9	Huntington Dr	Lake Pointe	Add Curb Ramps
10	Santa Anita Dr	Evergreen St	Add Curb Ramps
11	Whitfield St	Cooper Ln	Add Curb Ramp
12	Whitfield St	Scales St	Add Curb Ramp
13	Whitfield St	Curtis Circle (South)	Add Concrete Flume
14	Yellow Jacket Dr	610 Yellow Jacket Dr	65 LF of new Sidewalk
15	Yellow Jacket Dr	Starkville HS	Add Curb Ramp



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Engineering & Street
AGENDA DATE: February 17th, 2026
PAGE: Page 1 of 6

SUBJECT:

Consideration of approving Change Order #3 for the Main Street Improvements Project in the amount of an \$208,276.75 increase and 17 additional days.

AMOUNT & SOURCE OF FUNDING:

Capital Improvement Funds

FISCAL NOTE:

AUTHORIZATION HISTORY:

4-15-25: Approval from Board of Aldermen for low bid from ECON Construction in the amount of \$7,576,200.07. Previous change orders 1 and 2 increased the contract by \$81,155.93.

REQUESTING DEPARTMENT: Engineering

DIRECTOR'S AUTHORIZATION: Cody Burnett

SUMMARY:

This change order adds pay items for additional electrical and communication conduits for across the D.L. Conner intersection to remove overhead lines, to relocate the police security camera and MaxxSouth wifi antenna to the new light poles, and add conduits for fiber to City Hall. It also adds hanging baskets, up lighting to the trees in front of City Hall and ties existing bed irrigation into the new system.

Current Contract Amount: \$7,657,356.06

New Contract Amount: \$7,865,632.75

FOR MORE INFORMATION CONTACT:

Cody Burnett @ 662-323-2525 ext. 3123 or c.burnett@cityofstarkville.org

Chris Williams @ 662-323-2525 ext. 3122 or c.williams@cityofstarkville.org

Stephen Kachelman @ 662-323-2525 ext 3111 or s.kachelman@cityofstarkville.org

SUGGESTED MOTION:

Move for approving Change Order #3 for the Main Street Improvements Project in the amount of an \$208,276.75 increase and 17 additional days.

Change Order

No. 3

Date of Issuance: 2/9/26

Effective Date: 2/18/26

Project: Main St Improvements	Owner: City of Starkville	Owner's Contract No.: 25019
Contract: Main St Improvements		Date of Contract: 05/16/25
Contractor: ECON Construction, Inc.		Engineer's Project No.: 25019

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Additional pay items as shown in attachment.

Reason for Change Order: Addition of electrical and communication boring across the DL Connor Intersection to remove overhead lines and to relocate police security camera in the intersection. Change in hanging baskets on the catenary lights poles. Additional up-lights for the trees in front of City Hall. Adjustments to the irrigation for the annual plantings in the roundabout.

Attachments (list documents supporting change): CO#3 Pay Item List

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Estimated Contract Price: <u>\$7,576,200.07</u>	Original Contract Times: ☐ Working days ☒ Calendar days Substantial completion (days or date): 540 Ready for final payment (days or date): 540
Increase from previously approved Contract to No. <u>2</u> : <u>\$81,155.93</u>	Increase from previously approved Change Orders to No. <u>2</u> : Substantial completion (days): 25 Ready for final payment (days): 25
Contract Price prior to this Change Order: <u>\$7,657,356.06</u>	Contract Times prior to this Change Order: Substantial completion (days or date): 565 Ready for final payment (days or date): 565
Increase of this Change Order: <u>\$208,276.75</u>	Increase of this Change Order: Substantial completion (days or date): 17 Ready for final payment (days or date): 17
Contract Price incorporating Change Order: <u>\$7,865,632.75</u>	Contract Times with all approved Change Orders: Substantial completion (days or date): 582 Ready for final payment (days or date): 582

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 2/10/26

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 2/10/2026

25019 Main St Change Order #3

Add New Line Items

LINE NO.	PAY ITEM NO.	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	EXTENSION
183	CO-3 - PP050	22" English Garden Hanging Baskets	36	EA	\$ 642.93	\$ 23,145.48
184	CO-3 - 907-282-A001B	City Hall South Side Irrigation	1	LS	\$ 2,601.20	\$ 2,601.20
185	CO-3 - 907-282-A001C	LV Lighting Installation	1	LS	\$ 3,537.43	\$ 3,537.43
186	CO-3 - 907-282-A001D	Round-A-Bout Annual Bed Irrigation Conversions	1	LS	\$ 653.68	\$ 653.68
187	CO-3 - 620-A001	Mobilization - Electrical Boring DL Connor	1	LS	\$ 13,294.00	\$ 13,294.00
188	CO-3 - 26 05 19.04	#12 THHN Conductor	75	LF	\$ 0.75	\$ 56.25
189	CO-3 - 26 05 19.05	#3/0 THHN Conductor	375	LF	\$ 10.18	\$ 3,817.50
190	CO-3 - 26 05 43.05	1 x 2" Low Voltage Duct in Directional Bore W/ Pull String	125	LF	\$ 29.38	\$ 3,672.50
191	CO-3 - 26 05 43.06	3 x 4" Communications Duct in Directional Bore W/ Pull String	330	LF	\$ 184.00	\$ 60,720.00
192	CO-3 - 26 05 43.07	1 x 2" Communications Duct in Directional Bore W/ Pull String	100	LF	\$ 29.38	\$ 2,938.00
193	CO-3 - 26 05 43.08	2 x 4" Communications Duct in Directional Bore W/ Pull String	550	LF	\$ 131.56	\$ 72,358.00
194	CO-3 - 26 05 43.09	Stub Out Comm Ducts At Riser Pole, 1FT AFG	8	EA	\$ 1,068.87	\$ 8,550.96
195	CO-3 - 26 24 17.01	Relocate Existing Panel "W" And Meter	1	EA	\$ 10,631.75	\$ 10,631.75
196	CO-3 - 26 24 17.02	Provide New Riser (1x2" RGS) And Weatherhead for Panel "W"	1	EA	\$ 2,300.00	\$ 2,300.00

CO#3 Total = \$ 208,276.75

CO#3 Contract Time Changes	
Item	Additional Days
Hanging Baskets	0
City Hall South Side Irrigation	0
LV Lighting Installation	0
Roundabout Irrigation Conversion	0
Electrical Boring DL Connor	14
Weather Days for Ice Storm	3

Days Added CO#3 = 17



Date:2/9/2026

Chris Williams, P.E.

City of Starkville

110 W Main St

Starkville, MS 39759

Chris,

Econ Construction, Inc formally requests 3 additional days to be added to the contract, due to extreme icy weather during the week of January 26th 2026. Please advise if any additional information is required.

Thanks,

Taylor Conn

Project Manager

Proposal For: Main Street Improvements

Contact: Taylor Conn (601) 383 - 4417

Email: taylor@econconstruction.com

**Change Order Request: 003**

<u>PCO 16</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>15% Markup</u>	<u>Sub-Total</u>	<u>Total</u>
22" English Garden Hanging Basket						
Labor	36	EA	\$259.62	\$38.94	\$298.56	\$ 10,748.27
Equipment	36	EA	\$38.95	\$5.84	\$44.79	\$ 1,612.53
Material - Hanging Basket W/ Accessories	36	EA	\$232.06	\$34.81	\$266.87	\$ 9,607.28
Material - Potting Mix	36	EA	\$28.44	\$4.27	\$32.71	\$ 1,177.42
Grand Total					\$	23,145.50
<u>PCO 13</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>15% Markup</u>	<u>Sub-Total</u>	<u>Total</u>
City Hall South Side Irrigation						
Labor	1	LS	\$1,700.40	\$255.06	\$1,955.46	\$ 1,955.46
Equipment	1	LS	\$191.02	\$28.65	\$219.67	\$ 219.67
Material	1	LS	\$370.49	\$55.57	\$426.06	\$ 426.06
Grand Total					\$	2,601.20
<u>PCO 13</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>15% Markup</u>	<u>Sub-Total</u>	<u>Total</u>
LV Lighting Installation						
Labor	1	LS	\$1,133.60	\$170.04	\$1,303.64	\$ 1,303.64
Equipment	1	LS	\$127.45	\$19.12	\$146.57	\$ 146.57
Material	1	LS	\$1,814.98	\$272.25	\$2,087.23	\$ 2,087.23
Grand Total					\$	3,537.43
<u>PCO 13</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>15% Markup</u>	<u>Sub-Total</u>	<u>Total</u>
Round-A-Bout Annual Bed Irrigation Conversion						
Labor	1	LS	\$226.72	\$34.01	\$260.73	\$ 260.73
Equipment	1	LS	\$25.47	\$3.82	\$29.29	\$ 29.29
Material	1	LS	\$316.23	\$47.43	\$363.66	\$ 363.66
Grand Total					\$	653.68
<u>PCO 14</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>15% Markup</u>	<u>Sub-Total</u>	<u>Total</u>
Electrical Boring						
620-A001: Mobilization	1	LS	\$11,560.00	\$1,734.00	\$13,294.00	\$ 13,294.00
26 05 19.04: #12 THHN Conductor	75	LF	\$0.65	\$0.10	\$0.75	\$ 56.06
26 05 19.05: #3/0 THHN Conductor	375	LF	\$8.85	\$1.33	\$10.18	\$ 3,816.56
26 05 43.05: 1 x 2" Low Voltage Duct In Directional Bore W/ Pull String	125	LF	\$25.55	\$3.83	\$29.38	\$ 3,672.81
26 05 43.06: 3 x 4" Communications Duct In Directional Bore W/ Pull String	330	LF	\$160.00	\$24.00	\$184.00	\$ 60,720.00
26 05 43.07: 1 x 2" Communications Duct In Directional Bore W/ Pull String	100	LF	\$25.55	\$3.83	\$29.38	\$ 2,938.25
26 05 43.08: 2 x 4" Communications Duct In Directional Bore W/ Pull String	550	LF	\$114.40	\$17.16	\$131.56	\$ 72,358.00
26 05 43.09: Stub Out Comm Ducts At Riser Pole, 1FT AFG	8	EA	\$929.45	\$139.42	\$1,068.87	\$ 8,550.94
26 24 17.01: Relocate Existing Panel "W" And Meter	1	EA	\$9,245.00	\$1,386.75	\$10,631.75	\$ 10,631.75
26 24 17.02: Provide New Riser (1x2" RGS) And Weatherhead For Panel "W"	1	EA	\$2,000.00	\$300.00	\$2,300.00	\$ 2,300.00
Grand Total					\$	178,338.38

NOTES:COR # 22639 - MC
18 Additional Days**- PCO 16**

- Provide 36 EA Hanging Baskets.
- Includes Material, Labor and Equipment.
- Includes Basket, Steel Chain W/ Hook, Potting Mix and Fertilizer.
- 2 Additional Days

- PCO 13

- City Hall South Side Irrigation Installation
- Run irrigation to the (2) planters located on the south side of City Hall
- Estimated 10 Hrs

- LV Lighting Installation

- Supply (1) up light to each tree in City Hall Plaza.
- Estimated 6 Hrs

- Round-A-Bout Annual Bed Irrigation Conversion

- Convert the round-a-bout annual bed from drip irrigation to a stand alone spray irrigation
- Estimated 4 Hrs

- PCO 14

- The removal of any existing overhead lines will be the responsibility of Starkville Utilities or MaxxSouth
- Relocation of any existing equipment on the existing riser pole will be by others
- MaxxSouth Communications Pedestal will be provided and installed by others
- Any additional work that correlates to existing line items will be overrun of existing bid items.
- 14 Additional Days



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Engineering & Street
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 1

SUBJECT:

Request approval for the Street Department to advertise through reverse auction for the purchase of a bulldozer, pursuant to state requirements, and to authorize the City Clerk to obtain financing quotes from local banks.

AMOUNT & SOURCE OF FUNDING:

Streets 800 Debt Service – Bulldozer (001-301-820-875)

\$50,000.00

FISCAL NOTE:

It is anticipated that the cost of the equipment will need to be financed over a three-year period.

AUTHORIZATION HISTORY:

REQUESTING DEPARTMENT: Engineering

DIRECTOR'S AUTHORIZATION: Cody Burnett

SUMMARY:

The Street Department is in need of a bulldozer. The existing bulldozer is very old and requires frequent maintenance. This will allow the Street Department to better maintain road shoulders and ditches and to perform grading for other departments as needed.

FOR MORE INFORMATION CONTACT:

Cody Burnett @ 662-323-2525 ext. 3123 or c.burnett@cityofstarkville.org

SUGGESTED MOTION:

Move to approve the Street Department to advertise through reverse auction for the purchase of a bulldozer, pursuant to state requirements, and to authorize the City Clerk to obtain financing quotes from local banks.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Finance
AGENDA DATE 2/17/26
PAGE: 1 of several

SUBJECT: Claims Docket

AMOUNT & SOURCE OF FUNDING: FY 2026-2027 Budget

FISCAL NOTE:

Total Claims for the **FY 26** Claims Docket Ending February 12, 2026 is \$4,721,934.41
Of which the claims amount for Starkville Utilities is \$1,170,503.88

General Fund	001	\$399,626.39
Restricted Police Fund	002	\$747.16
Airport Fund	015	\$24,667.74
Environmental Services	022	\$52,820.41
Debt Service Fund	200	\$35,962.50
Capital Projects Fund	300	\$6,930.53
Main Street Corridor Imp Project	311	\$29,800.00
Park And Rec Tourism	375	\$520,610.27
Build Grant MS 182/MLK Corridor	377	\$1,321,986.77
Payroll	681	\$9,186.31
Starkville Utilities		\$1,025,808.73
Starkville Water		\$144,695.15
Payroll		\$1,149,092.45
Grand Total		\$4,721,934.41

REQUESTING
DEPARTMENT: Finance and Administration

DIRECTOR'S
AUTHORIZATION: Joanna McLaurin

FOR MORE INFORMATION CONTACT: Joanna McLaurin, City Clerk /Webb Corban, CFO or
Cindy Perkins, Deputy Clerk – Accounts Payable

SUGGESTED MOTION: Approval of Claims Docket for claims from all departments including Starkville Utilities as of February 12, 2026 for fiscal year ending 9/30/26 acknowledging that the City Clerk has attested and certified on the cover of the Claims Docket that all claims on the docket are true, accurate, lawful and proper to the best of her knowledge, for payment pursuant to her duties under Miss. Code Sections 21-39-5, 21-39-7, 21-39-9, 21-39-17 and 21-15-21.



City of Starkville, MS

CLAIMS DOCKET

By Fund

Post Dates 2/2/2026 - 2/12/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
Fund: 001 - GENERAL FUND					
Department: 000 - UNDESIGNATED					
Outstanding					
TREVIPAY	6260B8FD	01/29/2026	PILLOWCASES	001-000-160-697	11.28
LOWE'S	87910	01/30/2026	MICROWAVE	001-000-160-697	227.05
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-000-054-205	971.22
NATCHEZ TREE COMPANY	1300	02/04/2026	TREES	001-000-160-637	850.00
TREVIPAY	9C2412EA	02/05/2026	SUPPLIES ST 3	001-000-160-697	95.94
MITCHELL MCNUTT P.A./ CITY ATTORNEY	523814	02/10/2026	WASTE WATER TREATMENT PLANT/AERATORS ISSUES	001-000-054-205	2,508.00
Outstanding Total:					4,663.49
Paid					
KRONOS	I10080037833	02/06/2026	PAYROLL	001-000-054-205	930.45
KRONOS	I10080037833	02/06/2026	PAYROLL	001-000-054-205	465.23
REGIONS VISA	INV0038824	02/06/2026	KEEP AMERICA BEAUTIFUL INC DUES DUPLICATE PMT	001-000-118-790	187.00
OKT COUNTY YOUTH COURT	INV0038826	02/06/2026	BRYCESTON MAYS	001-000-149-691	70.00
Paid Total:					1,652.68
Department 000 - UNDESIGNATED Total:					6,316.17
Department: 005 - DUE FROM SFM					
Outstanding					
CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	001-005-054-208	50.40
MAXXSOUTH BROADBAND	4637-02012026	02/01/2026	INTERNET MONCRIEF PARK	001-005-054-208	106.50
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-005-054-208	1,285.80
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-005-054-208	305.00
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-005-054-208	250.00
ENTERPRISE FM TRUST	641369-020426	02/04/2026	VEHICLE FLEET	001-005-054-208	25.93
ATMOS ENERGY	INV0038846	02/09/2026	MONTHLY USAGE	001-005-054-208	445.52
Outstanding Total:					2,469.15
Paid					
STATE TAX COMMISSION	INV0038820	02/03/2026	VIN#6704 TAG FOR PARK & REC DEPARTMENT	001-005-054-208	12.00
STATE TAX COMMISSION	INV0038821	02/03/2026	VIN # 2512 TAG FOR PARK & REC DEPARTMENT	001-005-054-208	12.00
Paid Total:					24.00
Department 005 - DUE FROM SFM Total:					2,493.15
Department: 100 - BOARD OF ALDERMEN					
Outstanding					
MIKE BROOKS	INV0038835	01/15/2026	REIMBURSE PARKING MML CONFERENCE	001-100-610-350	95.40
CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	001-100-604-330	178.19
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-100-604-330	77.34
Outstanding Total:					350.93
Department 100 - BOARD OF ALDERMEN Total:					350.93
Department: 110 - MUNICIPAL COURT					
Outstanding					
QUADIENT FINANCE USA, INC.	INV0038814	01/18/2026	CITY HALL BREAKDOWN	001-110-604-330	600.00
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-110-604-330	77.34
MAXXSOUTH BROADBAND	8324-01282026	02/02/2026	CITY HALL BREAKDOWN	001-110-604-330	31.36
AMAZON CAPITAL SRVCS, INC.	1XVH-FC3H-JJTL	02/04/2026	LASER PRINTER, RECEIPT PRINTER	001-110-555-250	848.99

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Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
BLUE 360 MEDIA	2602280960	02/09/2026	MS CRIMINAL & TRAFFIC MANUAL	001-110-501-200	101.95
STEGALL NOTARY SERVICE	INV0038844	02/10/2026	NOTARY RENEWAL M LAIRY	001-110-501-200	113.00
Outstanding Total:					1,772.64

Paid

STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-166	1,152.00
STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-376	120.75
STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-377	2,029.50
STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-378	1,130.50
STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-382	15,677.75
STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-385	3,155.00
STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-387	6,243.73
STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-389	100.00
STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-393	766.75
STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-395	118.50
STATE TREASURER	JANUARY 2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-398	3,471.00
MS DEPT OF PUBLIC SAFETY	JANUARY2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-386	2,036.75
MS DEPT OF PUBLIC SAFETY	JANUARY2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-396	250.00
MS DEPT OF PUBLIC SAFETY	JANUARY2026	02/03/2026	JANUARY 2026 MUNICIPAL COURT SETTLEMENT	001-110-330-397	444.00

Paid Total: 36,696.23
Department 110 - MUNICIPAL COURT Total: 38,468.87
Department: 120 - MAYORS OFFICE
Outstanding

QUADIENT FINANCE USA, INC.	INV0038814	01/18/2026	CITY HALL BREAKDOWN	001-120-604-330	20.00
NARRATIVE 12, LLC	INV0038813	01/30/2026	MONTHLY RETAINER	001-120-600-302	4,500.00
CAPITOL RESOURCES LLC	20919	02/01/2026	CONSULTING SERVICES JANUARY 2026	001-120-600-301	3,125.00
CSPIRE BUSINESS SOLUTIONS SOUTHERN	643956-119 JANUARY2026	02/01/2026 02/01/2026	MONTHLY USAGE	001-120-604-330	77.33
TELECOMMUNICATIONS			MONTHLY USAGE	001-120-604-330	73.17
MAXXSOUTH BROADBAND	8324-01282026	02/02/2026	CITY HALL BREAKDOWN	001-120-604-330	31.38
COMMERCIAL DISPATCH, THE	INV0038822	02/04/2026	RENEW YEARLY SUBSCRIPTION	001-120-691-550	191.40

Outstanding Total: 8,018.28
Department 120 - MAYORS OFFICE Total: 8,018.28
Department: 123 - IT
Outstanding

CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	001-123-604-330	87.94
AT&T MOBILITY	287308964770X02052026	01/27/2026	MONTHLY USAGE	001-123-604-330	301.84
REGIONS VISA	3352216986	01/30/2026	ADOBE	001-123-600-300	12.75
REGIONS VISA	2487352325	02/01/2026	AMAZON WEB SERVICES	001-123-600-300	172.13
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-123-604-330	77.34
MAXXSOUTH BROADBAND	8324-01282026	02/02/2026	CITY HALL BREAKDOWN	001-123-604-330	31.38
AMAZON CAPITAL SRVCS, INC.	1LL3-KGKK-G4GR	02/05/2026	PENS, BATTERIES	001-123-501-200	62.71
AMAZON CAPITAL SRVCS, INC.	1YQN-7GH7-3LYP	02/06/2026	COMPUTER DESK	001-123-501-200	149.00

Outstanding Total: 895.09

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Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
Paid					
REGIONS VISA	INV0038825	02/06/2026	GIGTEL DUPLICATE TRANSACTION	001-123-600-300	176.31
Paid Total:					176.31
Department 123 - IT Total:					1,071.40
Department: 130 - ELECTIONS					
Paid					
GINA THRASHER	INV0038817	02/03/2026	JUNE 3 2025 ELECTION	001-130-602-301	125.00
CLEO L FIELDS	INV0038818	02/03/2026	APRIL 1 2025 ELECTION	001-130-602-301	125.00
CLEO L FIELDS	INV0038819	02/03/2026	MARCH 24 2025 TRAINING	001-130-602-301	25.00
Paid Total:					275.00
Department 130 - ELECTIONS Total:					275.00
Department: 142 - CITY CLERKS OFFICE					
Outstanding					
QUADIENT FINANCE USA, INC.	INV0038814	01/18/2026	CITY HALL BREAKDOWN	001-142-604-330	160.00
CANON SOLUTIONS AMERICA*	6014719933	01/24/2026	MAINTENANCE/COPIES	001-142-604-330	10.10
CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	001-142-604-330	41.65
STEGALL NOTARY SERVICE	INV0038812	01/28/2026	NOTARY L CARTER	001-142-690-555	178.00
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-142-604-330	77.33
VERIZON CONNECT-NWF	617000075677	02/02/2026	MONTHLY USAGE	001-142-604-330	16.54
MAXXSOUTH BROADBAND	8324-01282026	02/02/2026	CITY HALL BREAKDOWN	001-142-604-330	31.36
AMAZON CAPITAL SRVCS, INC.	1F6F-FWC3-63KP	02/04/2026	THERMAL RECEIPT PAPER	001-142-501-200	30.73
SUNSTAR INSURANCE AGENCY	1486967	02/06/2026	NEW BOND P SHAUNAK	001-142-620-371	175.00
Outstanding Total:					720.71
Department 142 - CITY CLERKS OFFICE Total:					720.71
Department: 169 - LEGAL					
Outstanding					
MITCHELL MCNUTT P.A./ CITY ATTORNEY	523815	02/10/2026	GENERAL MATTERS, STARKVILLE ELECTRIC DEPT	001-169-600-302	16,048.00
MITCHELL MCNUTT P.A./ CITY ATTORNEY	523816	02/10/2026	LITIGATED MATTERS	001-169-600-312	456.00
MITCHELL MCNUTT P.A./ CITY ATTORNEY	523818	02/10/2026	PROFESSIONAL SERVICES 1/31/26	001-169-600-312	1,606.00
Outstanding Total:					18,110.00
Department 169 - LEGAL Total:					18,110.00
Department: 180 - HUMAN RESOURCES					
Outstanding					
QUADIENT FINANCE USA, INC.	INV0038814	01/18/2026	CITY HALL BREAKDOWN	001-180-604-330	20.00
FEDEX	9-156-97108	01/28/2026	PAYROLL	001-180-691-505	144.87
SULLIVAN'S, INC.	99359	01/30/2026	USED OFFICE FURNITURE	001-180-555-250	225.00
NAVARETTE ASHFORD	9	01/31/2026	JANUAY 2026 SERVICES	001-180-600-300	2,490.00
MAXXSOUTH BROADBAND	8324-01282026	02/02/2026	CITY HALL BREAKDOWN	001-180-604-330	31.38
FEDEX	9-164-35944	02/04/2026	PAYROLL	001-180-691-505	48.57
Outstanding Total:					2,959.82
Paid					
KRONOS	I10080037833	02/06/2026	PAYROLL	001-180-691-505	3,256.58
Paid Total:					3,256.58
Department 180 - HUMAN RESOURCES Total:					6,216.40
Department: 190 - CITY PLANNER					
Outstanding					
SHI INTERNATIONAL CORP	B20628168	12/19/2025	OPENGOV PERMITTING & LICENSING	001-190-645-420	16,629.29
QUADIENT FINANCE USA, INC.	INV0038814	01/18/2026	CITY HALL BREAKDOWN	001-190-604-330	50.00
CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	001-190-604-330	483.21
AT&T MOBILITY	287308867457X02052026	01/27/2026	MONTHLY USAGE	001-190-604-330	87.80
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-190-604-330	77.33
VERIZON CONNECT-NWF	617000075677	02/02/2026	MONTHLY USAGE	001-190-604-330	48.44

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Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
MAXXSOUTH BROADBAND	8324-01282026	02/02/2026	CITY HALL BREAKDOWN	001-190-604-330	31.38
AMAZON CAPITAL SRVCS, INC.	1VXT-977G-9QDK	02/09/2026	COPY PAPER	001-190-501-200	110.00
AMAZON CAPITAL SRVCS, INC.	1MV9-NCRK-GQHN	02/10/2026	DOG WASTE BAGS	001-190-691-550	94.99
Outstanding Total:					17,612.44
Department 190 - CITY PLANNER Total:					17,612.44

Department: 192 - GENERAL GOVERN BLDG & PLANT

Outstanding

STARKVILLE UTILITIES	INV0038847	01/27/2026	MONTHLY UTILITIES	001-192-625-380	2,304.78
CINTAS	4257886856	01/29/2026	SUPPLIES	001-192-510-220	54.82
NORTHEAST EXTERMINATING, LLC	140010	02/02/2026	MONTHLY EXTERMINATING CITY HALL	001-192-600-338	45.00
BRISLIN, INC	260203	02/05/2026	SERVICE CALL CITY HALL	001-192-600-338	231.00
CINTAS	4258666657	02/05/2026	SUPPLIES	001-192-510-220	97.28
Outstanding Total:					2,732.88
Department 192 - GENERAL GOVERN BLDG & PLANT Total:					2,732.88

Department: 196 - CEMETERY ADMINISTRATION

Outstanding

HAMPTON YOUNG CORP.	192	02/11/2026	LAWN SERVICES	001-196-630-425	800.00
HAMPTON YOUNG CORP.	192	02/11/2026	LAWN SERVICES	001-196-631-402	1,750.00
HAMPTON YOUNG CORP.	192	02/11/2026	LAWN SERVICES	001-196-637-637	650.00
Outstanding Total:					3,200.00
Department 196 - CEMETERY ADMINISTRATION Total:					3,200.00

Department: 197 - ENGINEERING

Outstanding

SHI INTERNATIONAL CORP	B20628168	12/19/2025	OPENGOV PERMITTING & LICENSING	001-197-645-420	5,543.10
AMAZON CAPITAL SRVCS, INC.	17C3-CR93-3LY1	01/08/2026	YEARLY JOURNAL	001-197-501-200	7.29
QUADIENT FINANCE USA, INC.	INV0038814	01/18/2026	CITY HALL BREAKDOWN	001-197-604-330	20.00
TSW DESIGN	31453	01/23/2026	CONSULTING	001-197-600-308	19,760.00
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-197-604-330	77.34
VERIZON CONNECT-NWF	617000075677	02/02/2026	MONTHLY USAGE	001-197-690-450	32.49
MAXXSOUTH BROADBAND	8324-01282026	02/02/2026	CITY HALL BREAKDOWN	001-197-604-330	31.38
REGIONS VISA	O-0000498904	02/04/2026	BLUEBEAM ENGINEER INSPECTOR	001-197-645-420	82.50
AMAZON CAPITAL SRVCS, INC.	1KDF-1XMT-HQXC	02/05/2026	KEYBOARD & MOUSE	001-197-501-200	54.14
FUELMAN / FLEETCOR	NP69988951	02/09/2026	FUEL CHARGES 2/2/26-2/8/26	001-197-525-231	66.30
Outstanding Total:					25,674.54
Department 197 - ENGINEERING Total:					25,674.54

Department: 201 - POLICE DEPARTMENT

Outstanding

SCOTT PETROLEUM CORPORATION	17392	01/23/2025	PROPANE	001-201-545-238	599.94
EAST MISSISSIPPI LUMBER CO.	49797	01/27/2025	HEATER	001-201-501-200	114.99
BULLDOG TOWING & RECOVERY	47548	10/09/2025	TOW VIN#5375 TO SPD	001-201-600-300	200.00
DANNY MCCLUSKEY TOWING COMPANY, LLC	6352	10/30/2025	VIN#9664 TOW TO TRI-STARR	001-201-600-300	80.00
GTPDD PHARMACY	INV0038836	12/10/2025	PRISONER MEDICINE	001-201-541-240	97.57
TRI-STARR MUFFLER & BRAKES	892142	12/15/2025	VIN#7163 CONVERTERS, ENGINE MOUNT, LABOR	001-201-630-360	2,766.38
OKTIBBEHA COUNTY SHERIFF'S OFFICE	JANUARY2026	01/06/2026	JANUARY 2026 INMATE HOUSIING	001-201-541-237	15,180.00
GULF STATES DISTRIBUTORS, INC.	1502362	01/08/2026	12 CASES 9MM	001-201-556-251	3,108.00
STARKVILLE FAMILY PRACTICE	STA20072A2	01/13/2026	PRISONER MEDICAL EXPENSE	001-201-541-240	120.00
STARKVILLE FAMILY PRACTICE	STA23236A1	01/14/2026	PRISONER MEDICAL EXPENSE	001-201-541-240	100.00
STARKVILLE FAMILY PRACTICE	STA9210A1	01/14/2026	PRISONER MEDICAL EXPENSE	001-201-541-240	100.00
JAMES L HOUSTON	987654	01/15/2026	12 WEEK DE-ESCALATIOON PROGRAM	001-201-690-552	2,400.00

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Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
POLLAN & ASSOC. PA	26017	01/16/2026	POLOS	001-201-535-233	263.99
POLLAN & ASSOC. PA	26018	01/16/2026	POLOS, JACKETS, PANTS	001-201-535-233	387.99
QUADIANT FINANCE USA, INC.	INV0038814	01/18/2026	CITY HALL BREAKDOWN	001-201-604-330	80.00
CADENCE BANK	INV0038837	01/22/2026	PROCESSING FEE FOR SUBPOENA	001-201-600-300	25.00
POINT TO POINT CONSULTING INC	170806	01/23/2026	8 MODLITE PROTECTED CELL, SHIPPING	001-201-918-805	146.00
TREVIPAY	26B7B27C	01/23/2026	TB HARD DRIVR	001-201-501-200	109.00
DANNY MCCLUSKEY TOWING COMPANY, LLC	6293	01/23/2026	TOW FROM NOXUBEE CO TO SPD	001-201-600-300	325.00
POWERSTROKE EQUIPMENT SALES & SVC	9695	01/23/2026	REPAIRED GENERATOR	001-201-630-400	64.99
CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	001-201-604-330	2,951.04
POWER DMS, INC	152594	01/26/2026	ANNUAL CONTRACTUAL FEE, SUBSCRIPTION START	001-201-690-552	8,452.49
ARMY NAVY PAWN SHOP	012726A	01/27/2026	HOLSTER, 3 STINGER LED LIGHTS	001-201-535-233	665.00
WALTMON FRAME AND BODY SHOP INC	16386	01/27/2026	VIN#4886 DECKLID REPAIR	001-201-630-360	1,024.50
ROWAN RIVERS JANITORIAL SERVICE	2105	01/27/2026	PAPER, TOILET PAPER, MOP HEAD, AIR FRESHENER	001-201-555-208	181.62
AT&T MOBILITY	287308925437X02052026	01/27/2026	MONTHLY USAGE	001-201-604-330	3,071.86
DANNY MCCLUSKEY TOWING COMPANY, LLC	6296	01/27/2026	TOW VIN#3011 TO TRI STARR	001-201-600-300	85.00
SULLIVAN'S, INC.	99298	01/27/2026	APPOINTMENT BOOK, CORRECTION TAPE, NOTE PADS	001-201-501-200	31.96
STARKVILLE UTILITIES	INV0038847	01/27/2026	MONTHLY UTILITIES	001-201-625-380	3,433.46
ULINE	203451501	01/28/2026	BARRICADE TAPE, GLOVES	001-201-556-251	270.75
DANNY MCCLUSKEY TOWING COMPANY, LLC	6294	01/28/2026	TOW TO IMPOUND LOT	001-201-600-300	100.00
BORN PRIMITIVE LLC	0564181	01/29/2026	SWAT PANTS	001-201-535-233	156.30
COMSOUTH	211953	01/29/2026	5 REPLACE BATTERIES ON PORTABLE RADIO, ...	001-201-630-400	756.90
BRISLIN, INC	260179	01/29/2026	INSPECTION & REPAIR OF FURNACE PILOT IGNITE	001-201-545-238	396.00
GTPDD PHARMACY	53487	01/29/2026	PRISONER MEDICINE	001-201-541-240	79.21
MAIN STREET FABRICS	728583	01/29/2026	ADD PATCHES	001-201-535-233	60.00
MAIN STREET FABRICS	728584	01/30/2026	PATCHES ON SHIRT & ALTERATION	001-201-535-233	30.00
REGIONS VISA	INV0038833	01/31/2026	FBINAA CHIEF BALLARD	001-201-690-555	140.00
MAXXSOUTH BROADBAND	3152-02012026	02/01/2026	INTERNET FORENSIC LAB	001-201-604-330	90.92
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-201-604-330	347.33
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-201-604-330	77.33
SOUTHERN TELECOMMUNICATIONS	JANUARY2026	02/01/2026	MONTHLY USAGE	001-201-604-330	73.17
NORTHEAST EXTERMINATING, LLC	140008	02/02/2026	MONTHLY EXTERMINATING POLICE DEPARTMENT	001-201-600-300	50.00
JAMES IKE LANGLEY	1962	02/02/2026	REPLACE LAVATORY	001-201-630-426	385.63
VERIZON CONNECT-NWF	617000075677	02/02/2026	MONTHLY USAGE	001-201-690-450	622.64
STEPHEN GARCIA	79787	02/02/2026	REIMBURSE WINDSHIELD WIPER BLADES	001-201-630-360	25.99
TREVIPAY	D2892892	02/02/2026	OIL, TIRE GAUGE & COFFEE	001-201-501-200	70.48
FUELMAN / FLEETCOR	NP69937785	02/02/2026	FUEL CHARGES 01/26/26-02/01/26	001-201-525-231	2,398.54
TRI-STARR MUFFLER & BRAKES	892138	02/03/2026	REMOVE FUEL PUMP, INSTALL FUEL PUMP	001-201-630-360	401.00
ENTERPRISE FM TRUST	643513-020426	02/04/2026	VEHICLE FLEET	001-201-630-360	9,346.90
ENTERPRISE FM TRUST	643513-020426	02/04/2026	VEHICLE FLEET	001-201-630-360	414.00
ENTERPRISE FM TRUST	643513-020426	02/04/2026	VEHICLE FLEET	001-201-640-398	21,052.33
TREVIPAY	A0A4F808	02/04/2026	DOOR STOPS	001-201-501-200	31.88
REGIONS VISA	R764190669	02/04/2026	RADAR INSTRUCTOR TRAINING	001-201-690-552	650.00
ARMY NAVY PAWN SHOP	020526A	02/05/2026	JACKET	001-201-535-233	100.00
ARMY NAVY PAWN SHOP	020526B	02/05/2026	JACKETS, BOOTS	001-201-535-233	474.00

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Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
NEXTSTEP INNOVATION	NSI29746	02/05/2026	DELL PRO TOWER PLUS	001-201-918-805	1,569.00
COPY COW	00192693	02/06/2026	SHIP PACKAGE	001-201-604-330	17.12
DANNY MCCLUSKEY TOWING COMPANY, LLC	6760	02/06/2026	TOW TO INSPECTION BAY	001-201-600-300	175.00
ACCURATE LAW ENFORCEMENT	S02638	02/06/2026	13 C50 RESPIRATOR KITS	001-201-780-550	15,908.75
STARKVILLE NARCOTICS	INV0038838	02/09/2026	VARIOUS INFORMANT FEES	001-201-600-304	2,255.00
FUELMAN / FLEETCOR	NP69988951	02/09/2026	FUEL CHARGES 2/2/26-2/8/26	001-201-525-231	3,417.33
Outstanding Total:					108,109.28
Paid					
E Z AUTO SALES	13899A	02/03/2026	VIN#9661 SPARK PLUGS, REPLACE SOLENOID	001-201-630-360	709.91
JAMES IKE LANGLEY	1802A	02/03/2026	UNCLOG SEWER MAIN LABOR MATERIAL	001-201-545-238	487.00
MS-TN TACTICAL OFFICERS ASSOCIATION	INV0038816	02/03/2026	2 MTTOA SWAT TRAINING	001-201-690-552	2,000.00
NOVUS GLASS	17638-1	02/06/2026	VIN #5465 REPLACED SIDE VIEW MIRROR	001-201-630-360	115.00
FEDEX EXPRESS CORPORATION	25-3932-1	02/06/2026	PROCESSING FEE FOR SUBPOENA	001-201-600-300	60.00
Paid Total:					3,371.91
Department 201 - POLICE DEPARTMENT Total:					111,481.19
Department: 245 - DISPATCHERS					
Outstanding					
PROFESSIONAL DISPATCH MANAGEMENT	2025-12-13-2	01/28/2026	DISPATCHER TRAINING	001-245-690-552	395.00
SULLIVAN'S, INC.	99348	01/30/2026	FOLDERS, SELF STICK PADS	001-245-501-200	67.25
Outstanding Total:					462.25
Department 245 - DISPATCHERS Total:					462.25
Department: 246 - CODE ENFORCEMENT					
Outstanding					
SHI INTERNATIONAL CORP	B20628168	12/19/2025	OPENGOV PERMITTING & LICENSING	001-246-645-420	11,086.20
FUELMAN / FLEETCOR	NP69937785	02/02/2026	FUEL CHARGES 01/26/26-02/01/26	001-246-525-231	47.67
ENTERPRISE FM TRUST	643513-020426	02/04/2026	VEHICLE FLEET	001-246-630-400	12.00
ENTERPRISE FM TRUST	643513-020426	02/04/2026	VEHICLE FLEET	001-246-640-398	861.43
FUELMAN / FLEETCOR	NP69988951	02/09/2026	FUEL CHARGES 2/2/26-2/8/26	001-246-525-231	40.28
Outstanding Total:					12,047.58
Department 246 - CODE ENFORCEMENT Total:					12,047.58
Department: 261 - FIRE DEPARTMENT					
Outstanding					
MS FIRE FIGHTER ASSOCIATION	25324-0601	11/20/2025	FIREFIGHTERS MEMBERSHIP DUES	001-261-690-555	1,160.00
SHI INTERNATIONAL CORP	B20628168	12/19/2025	OPENGOV PERMITTING & LICENSING	001-261-645-420	2,771.55
AMAZON CAPITAL SRVCS, INC.	1WKH-CPVD-FCHR	01/02/2026	CLASS A UNIFORM	001-261-535-233	76.44
QUILL CORPORATION	47357734	01/13/2026	OFFICE SUPPLIES	001-261-501-200	214.54
IMPERIAL BAG & PAPER CO., LLC	5476657	01/23/2026	JANITORIAL SUPPLIES	001-261-555-208	152.19
CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	001-261-604-330	197.13
AT&T MOBILITY	287312769594X02052026	01/27/2026	MONTHLY USAGE	001-261-604-330	348.66
STARKVILLE UTILITIES	INV0038847	01/27/2026	MONTHLY UTILITIES	001-261-625-380	1,407.76
TREVIPAY	76F9DB27	01/29/2026	MOUSE, HEADSET	001-261-501-200	44.48
TREVIPAY	F74CC591	01/29/2026	JANITORIAL SUPPLIES	001-261-555-208	45.32
MID-SOUTH UNIFORM & SUPPLY, INC	664873	01/30/2026	CLASS A UNIFORMS	001-261-535-233	398.11
COLUMBUS PAPER AND CHEMICALS	858220	01/30/2026	JANITORIAL SUPPLIES	001-261-555-208	77.58
NUSO, LLC	131131771	02/01/2026	PHONE SYSTEM ST 1	001-261-604-330	155.01

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Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-261-604-330	77.34
SOUTHERN TELECOMMUNICATIONS	JANUARY2026	02/01/2026	MONTHLY USAGE	001-261-604-330	219.50
NORTHEAST EXTERMINATING, LLC	140012	02/02/2026	MONTHLY EXTERMINATING ST 4	001-261-558-269	22.00
NORTHEAST EXTERMINATING, LLC	140014	02/02/2026	MONTHLY EXTERMINATING ST 2	001-261-558-269	22.00
NORTHEAST EXTERMINATING, LLC	140015	02/02/2026	MONTHLY EXTERMINATING ST 3	001-261-558-269	22.00
NORTHEAST EXTERMINATING, LLC	140016	02/02/2026	MONTHLY EXTERMINATING ST 5	001-261-558-269	22.00
NORTHEAST EXTERMINATING, LLC	140017	02/02/2026	MONTHLY EXTERMINATING ST 1	001-261-558-269	22.00
NORTHEAST EXTERMINATING, LLC	140019	02/02/2026	TERMITE WARRANTY RENEWAL ST 1	001-261-558-269	150.00
EAST MISSISSIPPI LUMBER CO.	50214	02/02/2026	SERVICE GAUGE	001-261-630-360	21.99
VERIZON CONNECT-NWF	617000075677	02/02/2026	MONTHLY USAGE	001-261-690-450	303.60
FUELMAN / FLEETCOR	NP69937785	02/02/2026	FUEL CHARGES 01/26/26-02/01/26	001-261-525-231	660.83
UNIVERSITY SCREENPRINT	10712	02/03/2026	T-SHIRTS, HOODIES, SWEATPANTS, SHORTS	001-261-535-233	232.00
UPS	54E5Y046	02/04/2026	SHIP PACKAGE	001-261-604-330	33.79
ENTERPRISE FM TRUST	639057-020426	02/04/2026	VEHICLE FLEET	001-261-630-360	51.75
ENTERPRISE FM TRUST	639057-020426	02/04/2026	VEHICLE FLEET	001-261-640-398	1,130.27
MS FIRE INVESTIGATORS ASSOCIATION	INV0038845	02/05/2026	(2) MFIA SPRING SEMINAR	001-261-600-390	550.00
ATMOS ENERGY	INV0038849	02/05/2026	MONTHLY UTILITIES	001-261-625-380	1,406.72
OKTIBBEHA COUNTY CO-OP	1186801	02/06/2026	WEED KILLER	001-261-558-269	318.14
AMAZON CAPITAL SRVCS, INC.	1714-J3G1-KCQN	02/09/2026	RETURN CLASS A UNIFORM	001-261-535-233	-76.44
ATMOS ENERGY	INV0038846	02/09/2026	MONTHLY USAGE	001-261-625-380	1,634.45
ATMOS ENERGY	INV0038846	02/09/2026	MONTHLY USAGE	001-261-625-380	1,054.84
FUELMAN / FLEETCOR	NP69988951	02/09/2026	FUEL CHARGES 2/2/26-2/8/26	001-261-525-231	802.52

Outstanding Total: 15,730.07
Department 261 - FIRE DEPARTMENT Total: 15,730.07
Department: 281 - BUILDING/COMMUNITY DEVELOPMENT
Outstanding

SHI INTERNATIONAL CORP	B20628168	12/19/2025	OPENGOV PERMITTING & LICENSING	001-281-645-420	19,400.84
QUADIENT FINANCE USA, INC.	INV0038814	01/18/2026	CITY HALL BREAKDOWN	001-281-604-330	50.00
CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	001-281-604-330	53.46
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-281-604-330	77.33
MAXXSOUTH BROADBAND	8324-01282026	02/02/2026	CITY HALL BREAKDOWN	001-281-604-330	31.38
FUELMAN / FLEETCOR	NP69937785	02/02/2026	FUEL CHARGES 01/26/26-02/01/26	001-281-525-231	28.09

Outstanding Total: 19,641.10
Department 281 - BUILDING/COMMUNITY DEVELOPMENT Total: 19,641.10
Department: 290 - CIVIL DEFENSE/WARNING SYSTEM
Outstanding

FOUR COUNTY ELECTRIC POWER ASSOCIATION	INV0038848	02/01/2026	MONTHLY UTILITIES	001-290-625-380	73.05
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Outstanding Total: 73.05
Department 290 - CIVIL DEFENSE/WARNING SYSTEM Total: 73.05
Department: 301 - STREET DEPARTMENT
Outstanding

A.M. LEONARD INC	CI25066176	12/03/2025	25 ARBORBRACE TREE GUYING KITS	001-301-560-270	414.94
AMAZON CAPITAL SRVCS, INC.	1JH6-PF7R-KPLY	01/23/2026	CLEANING TOWELS	001-301-555-250	182.53
STARKVILLE UTILITIES	INV0038847	01/27/2026	MONTHLY UTILITIES	001-301-625-380	41,841.15
YOUNG WELDING SUPPLY, INC	2373534-00	01/28/2026	PART FOR TORCH REPAIR	001-301-630-400	105.00
UNIFIRST CORPORATION	1830191059	01/29/2026	UNIFORMS	001-301-535-233	140.47

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Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
CINTAS	4257886828	01/29/2026	SUPPLIES	001-301-555-250	58.94
TRAFFIC MAINTENANCE SERVICE LLC	340	01/31/2026	RENTAL OF LANE CLOSURE SIGNS	001-301-560-270	996.13
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-301-604-330	77.33
FOUR COUNTY ELECTRIC POWER ASSOCIATION	INV0038848	02/01/2026	MONTHLY UTILITIES	001-301-625-380	4,500.36
NORTHEAST EXTERMINATING, LLC	140037	02/02/2026	MONTHLY EXTERMINATING STREET DEPARTMENT	001-301-691-550	30.00
VERIZON CONNECT-NWF	617000075677	02/02/2026	MONTHLY USAGE	001-301-690-450	269.19
ADVANCED AUTO PARTS PROFESSIONAL	8872603334524	02/02/2026	BATTERY CHARGER	001-301-630-360	64.25
FUELMAN / FLEETCOR	NP69937785	02/02/2026	FUEL CHARGES 01/26/26-02/01/26	001-301-525-231	633.12
LOWE'S	96419	02/03/2026	CLEANING SUPPLIES	001-301-555-250	192.91
GATEWAY TIRE & SRV CTR	1018-228213	02/04/2026	TIRES TRUCK 711	001-301-630-360	931.40
BELL BUILDING SUPPLY, INC.	447278	02/04/2026	MATERIALS FOR CONCRETE FORMS	001-301-560-270	231.47
ENTERPRISE FM TRUST	663654-020426	02/04/2026	VEHICLE FLEET	001-301-630-360	12.00
ENTERPRISE FM TRUST	663654-020426	02/04/2026	VEHICLE FLEET	001-301-640-398	1,901.79
OKTIBBEHA COUNTY CO-OP	1186584	02/05/2026	BOOTS	001-301-535-233	397.49
UNIFIRST CORPORATION	1830192265	02/05/2026	UNIFORMS	001-301-535-233	149.30
JANTZ ENTERPRISE LLC	36319	02/05/2026	WINDSHIELD REPAIR	001-301-630-360	299.00
CINTAS	4258666581	02/05/2026	SUPPLIES	001-301-555-250	58.94
RACKLEY OIL INC.	661947	02/05/2026	OIL	001-301-525-231	37.31
IVY AUTO PARTS, LLC.	773805	02/05/2026	HYD LINE REPAIR	001-301-630-400	209.89
MMC MATERIALS, INC.	997722	02/05/2026	CONCRETE MIX	001-301-560-270	518.00
STARKVILLE LP GAS	4944183	02/06/2026	LP FUEL	001-301-525-231	25.00
IMPERIAL BAG & PAPER CO., LLC	5485794	02/06/2026	PAPER PRODUCTS	001-301-555-250	142.94
ULINE	203954945	02/09/2026	SHELF FOR STORAGE	001-301-555-250	1,758.73
MMC MATERIALS, INC.	998068	02/09/2026	CONCRETE MIX	001-301-560-270	376.26
CONSOLIDATED PIPE AND SUPPLY	MS03114695	02/09/2026	PIPE, PLUG	001-301-560-270	1,941.80
FUELMAN / FLEETCOR	NP69988951	02/09/2026	FUEL CHARGES 2/2/26-2/8/26	001-301-525-231	894.18
CANNON FORD LINCOLN	215516	02/10/2026	SEAL	001-301-630-360	6.33
MMC MATERIALS, INC.	998372	02/10/2026	CONCRETE MIX	001-301-560-270	341.50

Outstanding Total: 59,739.65
Department 301 - STREET DEPARTMENT Total: 59,739.65
Department: 360 - ANIMAL CONTROL
Outstanding

CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	001-360-604-330	37.49
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	001-360-604-330	77.33
FUELMAN / FLEETCOR	NP69937785	02/02/2026	FUEL CHARGES 01/26/26-02/01/26	001-360-525-231	42.50
ENTERPRISE FM TRUST	643513-020426	02/04/2026	VEHICLE FLEET	001-360-630-400	6.00
FUELMAN / FLEETCOR	NP69988951	02/09/2026	FUEL CHARGES 2/2/26-2/8/26	001-360-525-231	43.12

Outstanding Total: 206.44
Department 360 - ANIMAL CONTROL Total: 206.44
Department: 550 - PARKS AND REC DEPARTMENT
Outstanding

CSP SPORTS FACILITIES COMPANIES, LLC	INV0038843	02/10/2026	FEBRUARY 2026 ADVANCE	001-550-600-297	48,984.29
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Outstanding Total: 48,984.29
Department 550 - PARKS AND REC DEPARTMENT Total: 48,984.29
Fund 001 - GENERAL FUND Total: 399,626.39

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Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
Fund: 002 - RESTRICTED POLICE FUND					
Department: 251 - DRUG EDUCATION FUND					
Outstanding					
ENTERPRISE FM TRUST	643513-020426	02/04/2026	VEHICLE FLEET	002-251-640-398	747.16
Outstanding Total:					747.16
Department 251 - DRUG EDUCATION FUND Total:					747.16
Fund 002 - RESTRICTED POLICE FUND Total:					747.16
Fund: 015 - AIRPORT FUND					
Department: 505 - AIRPORT					
Outstanding					
RACKLEY OIL INC.	660083	01/05/2026	OIL	015-505-525-235	58.95
RACKLEY OIL INC.	660426	01/12/2026	OIL	015-505-525-235	617.95
CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	015-505-604-330	41.65
TITAN AVIATION FUELS	004004	01/27/2026	JET A FUEL	015-505-525-233	21,678.43
STARKVILLE UTILITIES	INV0038847	01/27/2026	MONTHLY UTILITIES	015-505-625-380	497.92
MAXXSOUTH BROADBAND	7107-01282026	01/28/2026	INTERNET AIRPORT	015-505-600-338	144.95
TITAN AVIATION FUELS	004187	02/01/2026	JET TRUCK RENT	015-505-600-322	400.00
TITAN AVIATION FUELS	004188	02/01/2026	AVGAS TRUCK RENT	015-505-600-322	400.00
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	015-505-604-330	77.33
SOUTHERN	JANUARY2026	02/01/2026	MONTHLY USAGE	015-505-604-330	146.33
TELECOMMUNICATIONS					
GATEWAY TIRE & SRV CTR	1018-228183	02/02/2026	TIRES	015-505-570-273	323.70
GATEWAY TIRE & SRV CTR	1018-228208	02/02/2026	FLAT REPAIR	015-505-570-273	25.50
VERIZON CONNECT-NWF	617000075677	02/02/2026	MONTHLY USAGE	015-505-690-450	32.49
MAXXSOUTH BROADBAND	8241-02062026	02/06/2026	INTERNET AIRPORT	015-505-600-338	182.55
FERGUSON ENTERPRISES, INC	8564846	02/06/2026	TANK TRIP LEVER	015-505-501-198	39.99
Outstanding Total:					24,667.74
Department 505 - AIRPORT Total:					24,667.74
Fund 015 - AIRPORT FUND Total:					24,667.74
Fund: 022 - ENVIRONMENTAL SERVICES					
Department: 322 - SANITATION DEPARTMENT					
Outstanding					
GATEWAY TIRE & SRV CTR	1018-227652	01/19/2025	TIRE TRUCK 91	022-322-630-252	333.61
CANNON FORD LINCOLN	45847	12/24/2025	BODY & PAINT REPAIR	022-322-630-360	2,274.65
BULLDOG TOWING & RECOVERY	48038	01/09/2026	TOW TRUCK 49	022-322-630-255	650.00
TERRY'S GARAGE & REPAIRS, LLC	112018	01/14/2026	AIR HOSE, LABOR, SUPPLIES	022-322-630-252	751.82
GATEWAY TIRE & SRV CTR	1018-227460	01/19/2026	TIRES TRUCK 126	022-322-630-360	343.70
GATEWAY TIRE & SRV CTR	1018-227541	01/19/2026	USED TIRE & TIRE MOUNT	022-322-630-360	150.00
GATEWAY TIRE & SRV CTR	1018-227598	01/19/2026	FLAT REPAIR TRUCK 39	022-322-630-255	60.00
MHC KENWORTH-TUPELO	T00575600170967	01/23/2026	LINKAGE ASSEMBLY	022-322-630-252	233.75
CSPIRE WIRELESS	INV0038823	01/25/2026	MONTHLY USAGE	022-322-604-330	185.59
TERRY'S GARAGE & REPAIRS, LLC	112076	01/26/2026	POWER STEERING FILTER, FUEL CAP, LABOR, SUPPLIES	022-322-630-252	384.43
IVY AUTO PARTS, LLC.	773234	01/28/2026	ANTIFREEZE, OIL, WINDSHIELD WASH	022-322-555-250	220.53
IVY AUTO PARTS, LLC.	773235	01/28/2026	HYD HOSE, HYD FITTINGS	022-322-555-250	154.55
UNIFIRST CORPORATION	1830191055	01/29/2026	UNIFORMS	022-322-535-233	307.21
WASTE PRO INC	98141	01/31/2026	RECYCLING HAUL OFF	022-322-600-431	1,400.00
SGK LANDSCAPES, LLC	134124	02/01/2026	MONTHLY MAINT LOUISVILLE, NASH, RUSSELL ST	022-322-600-338	751.50
SGK LANDSCAPES, LLC	134125	02/01/2026	MONTHLY LANDSCAPE MAINT HWY 12 MEDIANS	022-322-600-338	1,730.29
CSPIRE BUSINESS SOLUTIONS	643956-119	02/01/2026	MONTHLY USAGE	022-322-604-330	77.33
NORTHEAST EXTERMINATING, LLC	140041	02/02/2026	MONTHLY EXTERMINATING SANITATION DEPARTMENT	022-322-600-300	30.00
VERIZON CONNECT-NWF	617000075677	02/02/2026	MONTHLY USAGE	022-322-691-450	445.06

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Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
FUELMAN / FLEETCOR	NP69937785	02/02/2026	FUEL CHARGES 01/26/26-02/01/26	022-322-525-231	2,785.62
GATEWAY TIRE & SRV CTR	1018-227550	02/03/2026	TIRE	022-322-630-360	96.25
GATEWAY TIRE & SRV CTR	1018-227696	02/03/2026	OIL CHANGE TRUCK 102	022-322-630-360	63.25
GATEWAY TIRE & SRV CTR	1018-228106	02/03/2026	TRUCK 40 SERVICE CALL	022-322-630-360	522.36
GATEWAY TIRE & SRV CTR	1018-228225	02/03/2026	TIRES TRUCK 46	022-322-630-360	689.88
GATEWAY TIRE & SRV CTR	1018-228254	02/03/2026	OIL CHANGE TRUCKK 87	022-322-630-360	63.25
AMAZON CAPITAL SRVCS, INC.	1HQL-RG7J-MDJJ	02/03/2026	TRIMMER RACK (2) SHIPPING	022-322-630-254	218.88
ENTERPRISE FM TRUST	639056-020426	02/04/2026	VEHICLE FLEET	022-322-630-254	6.00
ENTERPRISE FM TRUST	661528-020426	02/04/2026	VEHICLE FLEET	022-322-630-254	12.00
ENTERPRISE FM TRUST	661528-020426	02/04/2026	VEHICLE FLEET	022-322-640-398	2,329.74
SANSOM EQUIPMENT COMPANY, INC	P08531	02/04/2026	JOYSTICK BUTTON TRUCK 39	022-322-630-255	181.36
SANSOM EQUIPMENT COMPANY, INC	W03042	02/04/2026	REPAIRS TRUCK 44	022-322-630-360	476.38
UNIFIRST CORPORATION	1830192259	02/05/2026	UNIFORMS	022-322-535-233	326.35
MHC KENWORTH-TUPELO	M00575600023739	02/09/2026	CREDIT FOR FREIGHT	022-322-630-252	-110.00
FUELMAN / FLEETCOR	NP69988951	02/09/2026	FUEL CHARGES 2/2/26-2/8/26	022-322-525-231	2,841.60
Outstanding Total:					20,986.94

Paid

GTR SOLID WASTE MGMT. AUTH	JANUARY2026	02/03/2026	JANUARY 2026 SOLID WASTE TICKETS	022-322-600-379	31,833.47
Paid Total:					31,833.47

Department 322 - SANITATION DEPARTMENT Total: 52,820.41

Fund 022 - ENVIRONMENTAL SERVICES Total: 52,820.41

Fund: 200 - DEBT SERVICE FUND

Department: 800 - DEBT SERVICE

Outstanding

HANCOCK WHITNEY BANK *	INV0038840	02/03/2026	STARK16B	200-800-830-855	16,156.25
HANCOCK WHITNEY BANK *	INV0038841	02/03/2026	STARKVILLE16A	200-800-830-840	19,806.25
Outstanding Total:					35,962.50
Department 800 - DEBT SERVICE Total:					35,962.50
Fund 200 - DEBT SERVICE FUND Total:					35,962.50

Fund: 300 - CAPITAL PROJECTS FUND

Department: 000 - UNDESIGNATED

Outstanding

OKTIBBEHA COUNTY CO-OP	1185779	01/31/2026	SHRUBS & GRASSES	300-000-911-800	6,930.53
Outstanding Total:					6,930.53
Department 000 - UNDESIGNATED Total:					6,930.53
Fund 300 - CAPITAL PROJECTS FUND Total:					6,930.53

Fund: 311 - MAIN STREET CORRIDOR IMPROVEMENTS PROJECT

Department: 656 - MAIN STREET CORRIDOR

Outstanding

STARKVILLE MAIN STREET ASSOCIATION	2840	10/28/2025	OVERAGE ON SMSA PORTION OF PROJECT	311-656-912-850	17,950.00
BURNS DIRT CONSTRUCTION CO.,INC.	317	01/26/2026	DRONE FLIGHT	311-656-600-303	300.00
ATWELL & GENT, P.A.	25-814	01/27/2026	FIBER OPTIC PLANNING	311-656-600-303	10,150.00
ATWELL & GENT, P.A.	25-816	01/27/2026	MAIN ST ELECTRICAL	311-656-600-303	800.00
Outstanding Total:					29,200.00

Paid

BURNS DIRT CONSTRUCTION CO.,INC.	261-1	02/06/2026	2 DRONE FLIGHTS	311-656-600-300	600.00
Paid Total:					600.00

Department 656 - MAIN STREET CORRIDOR Total: 29,800.00

Fund 311 - MAIN STREET CORRIDOR IMPROVEMENTS PROJECT Total: 29,800.00

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Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
Fund: 375 - PARK AND REC TOURISM					
Department: 551 - PARK & REC TOURISM					
Outstanding					
NATCHEZ TREE COMPANY	1283	11/05/2025	TREES	375-551-907-942	2,170.00
REGIONS BANK	INV0038829	02/03/2026	PARKS & REC GEN OBLIGATION BOND #10172	375-551-840-870	30,000.00
REGIONS BANK	INV0038829	02/03/2026	PARKS & REC GEN OBLIGATION BOND #10172	375-551-840-872	128,291.97
REGIONS BANK	INV0038834	02/03/2026	PARKS & REC GEN OBLIGATION BOND #9954	375-551-840-850	60,000.00
REGIONS BANK	INV0038834	02/03/2026	PARKS & REC GEN OBLIGATION BOND #9954	375-551-840-852	289,665.76
ENTERPRISE FM TRUST	641369-020426	02/04/2026	VEHICLE FLEET	375-551-640-398	10,482.54
Outstanding Total:					520,610.27
Department 551 - PARK & REC TOURISM Total:					520,610.27
Fund 375 - PARK AND REC TOURISM Total:					520,610.27
Fund: 377 - BUILD GRANT MS 182 / MLK CORRIDOR					
Department: 318 - MS182/MLK					
Outstanding					
BURNS DIRT CONSTRUCTION CO.,INC.	16	12/31/2025	182 REVITALIZATION	377-318-912-850	1,321,986.77
Outstanding Total:					1,321,986.77
Department 318 - MS182/MLK Total:					1,321,986.77
Fund 377 - BUILD GRANT MS 182 / MLK CORRIDOR Total:					1,321,986.77
Fund: 681 - PAYROLL					
Department: 000 - UNDESIGNATED					
Paid					
METLIFE	JANUARY2026	02/03/2026	METLIFE	681-000-115-717	9,186.31
Paid Total:					9,186.31
Department 000 - UNDESIGNATED Total:					9,186.31
Fund 681 - PAYROLL Total:					9,186.31
Grand Total:					2,402,338.08

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	399,626.39	45,452.71
002 - RESTRICTED POLICE FUND	747.16	0.00
015 - AIRPORT FUND	24,667.74	0.00
022 - ENVIRONMENTAL SERVICES	52,820.41	31,833.47
200 - DEBT SERVICE FUND	35,962.50	0.00
300 - CAPITAL PROJECTS FUND	6,930.53	0.00
311 - MAIN STREET CORRIDOR IMPROVEMENTS PROJECT	29,800.00	600.00
375 - PARK AND REC TOURISM	520,610.27	0.00
377 - BUILD GRANT MS 182 / MLK CORRIDOR	1,321,986.77	0.00
681 - PAYROLL	9,186.31	9,186.31
Grand Total:	2,402,338.08	87,072.49

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-000-054-205	DUE FROM STARKVILLE ...	4,874.90	1,395.68
001-000-118-790	SUSPENSE ACCOUNT	187.00	187.00
001-000-149-691	MUNICIPAL COURT BON...	70.00	70.00
001-000-160-637	BEAUTIFICATION AND ...	850.00	0.00
001-000-160-697	DONATION FIRE	334.27	0.00
001-005-054-208	DUE FROM PARKS & REC...	2,493.15	24.00
001-100-604-330	COMMUNICATIONS	255.53	0.00
001-100-610-350	TRAVEL / TRAINING	95.40	0.00
001-110-330-166	TRAUMA TRAFFIC	1,152.00	1,152.00
001-110-330-376	COURT CONSTITUENTS	120.75	120.75
001-110-330-377	MOTOR VEHICLE LIABILI...	2,029.50	2,029.50
001-110-330-378	APPEARANCE BOND FEES	1,130.50	1,130.50
001-110-330-382	TRAFFIC VIOLATION	15,677.75	15,677.75
001-110-330-385	IMPLIED CONSENT	3,155.00	3,155.00
001-110-330-386	WIRELESS COMM FEE	2,036.75	2,036.75
001-110-330-387	OTHER MISDEMEANORS	6,243.73	6,243.73
001-110-330-389	ADULT DRIVER'S TRAINI...	100.00	100.00
001-110-330-393	VICTIMS BOND FEE	766.75	766.75
001-110-330-395	DRUG VIOLATION	118.50	118.50
001-110-330-396	NON-ADJUDICATION (IN...	250.00	250.00
001-110-330-397	DUI OFFENSE (INLC14)	444.00	444.00
001-110-330-398	UNINSURED MOTORIST	3,471.00	3,471.00
001-110-501-200	SUPPLIES	214.95	0.00
001-110-555-250	SMALL EQUIPMENT AND...	848.99	0.00
001-110-604-330	POSTAGE / COMMUNIC...	708.70	0.00
001-120-600-301	LOBBYING SERVICES	3,125.00	0.00
001-120-600-302	MEDIA/PUBLIC RELATIO...	4,500.00	0.00
001-120-604-330	COMMUNICATIONS	201.88	0.00
001-120-691-550	MISC EXPENSES / ADVER...	191.40	0.00
001-123-501-200	SUPPLIES	211.71	0.00
001-123-600-300	WEB SITE SVCS, SOFTW...	361.19	176.31
001-123-604-330	COMMUNICATIONS	498.50	0.00
001-130-602-301	POLL WORKER / COMMU...	275.00	275.00
001-142-501-200	SUPPLIES/OFFICE EQUI...	30.73	0.00
001-142-604-330	POSTAGE/COPIER/PHON...	336.98	0.00
001-142-620-371	BONDING-CITY EMPLOY...	175.00	0.00
001-142-690-555	DUES (MML) / FEES	178.00	0.00
001-169-600-302	CITY ATTORNEY GENERAL	16,048.00	0.00
001-169-600-312	CITY ATTORNEY LITIGAT...	2,062.00	0.00
001-180-555-250	SMALL EQUIPMENT AND...	225.00	0.00
001-180-600-300	PROFESSIONAL SERVICES	2,490.00	0.00
001-180-604-330	COPIER/POSTAGE/PHON...	51.38	0.00
001-180-691-505	PERSONNEL / KRONOS S...	3,450.02	3,256.58

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-190-501-200	SUPPLIES	110.00	0.00
001-190-604-330	COPIERS/PHONES/IPADS	778.16	0.00
001-190-645-420	SOFTWARE	16,629.29	0.00
001-190-691-550	MISCELLANEOUS	94.99	0.00
001-192-510-220	SUPPLIES - JANITORIAL, ...	152.10	0.00
001-192-600-338	CONTRACT SERVICES	276.00	0.00
001-192-625-380	UTILITIES	2,304.78	0.00
001-196-630-425	REPAIRS MAINT/MLK/182	800.00	0.00
001-196-631-402	ODDFELLOW MAINT/RE...	1,750.00	0.00
001-196-637-637	BRUSH ARBOR	650.00	0.00
001-197-501-200	SUPPLIES	61.43	0.00
001-197-525-231	GAS & OIL	66.30	0.00
001-197-600-308	ENGINEERING AND PRO...	19,760.00	0.00
001-197-604-330	COMMUNICATIONS	128.72	0.00
001-197-645-420	SOFTWARE	5,625.60	0.00
001-197-690-450	GPS EXPENSES	32.49	0.00
001-201-501-200	OFFICE SUPPLIES	358.31	0.00
001-201-525-231	GAS & OIL	5,815.87	0.00
001-201-535-233	UNIFORMS	2,137.28	0.00
001-201-541-237	PRISONER JAIL EXPENSES	15,180.00	0.00
001-201-541-240	PRISONER MEDICAL/SU...	496.78	0.00
001-201-545-238	FIRING RANGE SUPPLIES ...	1,482.94	487.00
001-201-555-208	JANITORIAL SUPPLIES	181.62	0.00
001-201-556-251	POLICE SUPPLIES	3,378.75	0.00
001-201-600-300	PROFESSIONAL SERVICES	1,100.00	60.00
001-201-600-304	INFORMANT FEES	2,255.00	0.00
001-201-604-330	PHONES/POSTAGE	6,708.77	0.00
001-201-625-380	UTILITIES	3,433.46	0.00
001-201-630-360	VEHICLE REPAIRS & MAI...	14,803.68	824.91
001-201-630-400	EQUIPMENT REPAIR & ...	821.89	0.00
001-201-630-426	BUILDING MAINT & REP...	385.63	0.00
001-201-640-398	ENTERPRISE FLEET LEASE	21,052.33	0.00
001-201-690-450	GPS EXPENSES	622.64	0.00
001-201-690-552	POLICE TRAINING/EDUC...	13,502.49	2,000.00
001-201-690-555	DUES	140.00	0.00
001-201-780-550	HOMELAND SECURITY G...	15,908.75	0.00
001-201-918-805	EQUIPMENT	1,715.00	0.00
001-245-501-200	SUPPLIES & UNIFORMS	67.25	0.00
001-245-690-552	DISPATCHER TRAINING	395.00	0.00
001-246-525-231	GAS & OIL	87.95	0.00
001-246-630-400	VEHICLE MAINTENANCE	12.00	0.00
001-246-640-398	ENTERPRISE FLEET LEASE	861.43	0.00
001-246-645-420	SOFTWARE	11,086.20	0.00
001-261-501-200	OFFICE SUPPLIES / EXPE...	259.02	0.00
001-261-525-231	GAS & OIL	1,463.35	0.00
001-261-535-233	UNIFORMS & UNIFORM ...	630.11	0.00
001-261-555-208	JANITORIAL & PAPER SU...	275.09	0.00
001-261-558-269	BUILDING MAINTENANCE	578.14	0.00
001-261-600-390	FIRE TRAINING / TRAVEL	550.00	0.00
001-261-604-330	PHONES/CABLE/INTERN...	1,031.43	0.00
001-261-625-380	UTILITIES	5,503.77	0.00
001-261-630-360	REPAIRS & MAINT-VEHIC...	73.74	0.00
001-261-640-398	ENTERPRISE FLEET LEASE	1,130.27	0.00
001-261-645-420	SCHEDULING & OTHER ...	2,771.55	0.00
001-261-690-450	GPS EXPENSES	303.60	0.00
001-261-690-555	DUES	1,160.00	0.00
001-281-525-231	GAS & OIL	28.09	0.00
001-281-604-330	COPIER/PHONES/IPADS/...	212.17	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-281-645-420	SOFTWARE	19,400.84	0.00
001-290-625-380	UTILITIES & HYPER REAC...	73.05	0.00
001-301-525-231	GAS & OIL	1,589.61	0.00
001-301-535-233	UNIFORMS	687.26	0.00
001-301-555-250	SMALL EQUIP, TOOLS & ...	2,394.99	0.00
001-301-560-270	CONSTRUCTION MATER...	4,820.10	0.00
001-301-604-330	COMMUNICATIONS	77.33	0.00
001-301-625-380	UTILITIES/STREET LIGHT...	46,341.51	0.00
001-301-630-360	VEHICLE REPAIRS & MAI...	1,312.98	0.00
001-301-630-400	EQUIPMENT REPAIR & ...	314.89	0.00
001-301-640-398	ENTERPRISE FLEET LEASE	1,901.79	0.00
001-301-690-450	GPS EXPENSES	269.19	0.00
001-301-691-550	MISC/GATORAIDE, ETC	30.00	0.00
001-360-525-231	GAS & OIL	85.62	0.00
001-360-604-330	COMMUNICATIONS	114.82	0.00
001-360-630-400	REPAIR & MAINTENANCE	6.00	0.00
001-550-600-297	REIMBURSEMENT	48,984.29	0.00
002-251-640-398	ENTERPRISE FLEET LEASE	747.16	0.00
015-505-501-198	BUILDING REPAIRS & MA...	39.99	0.00
015-505-525-233	JET A FUEL PURCHASES	21,678.43	0.00
015-505-525-235	AIRCRAFT OIL PURCHAS...	676.90	0.00
015-505-570-273	VEHICLE REPAIR PARTS &..	349.20	0.00
015-505-600-322	LEASE/RENT-FUEL TRUC...	800.00	0.00
015-505-600-338	CONTRACT,LEGAL,WEBS...	327.50	0.00
015-505-604-330	CELL PHONE/POSTAGE ...	265.31	0.00
015-505-625-380	UTILITIES	497.92	0.00
015-505-690-450	GPS EXPENSES	32.49	0.00
022-322-525-231	GAS & OIL	5,627.22	0.00
022-322-535-233	UNIFORMS	633.56	0.00
022-322-555-250	SMALL EQUIP, TOOLS & ...	375.08	0.00
022-322-600-300	CONTRACT/PROFESSIO...	30.00	0.00
022-322-600-338	HWY 12 MAINT/RUSSELL...	2,481.79	0.00
022-322-600-379	LANDFILL FEES	31,833.47	31,833.47
022-322-600-431	CONTRACT RECYCLING ...	1,400.00	0.00
022-322-604-330	COPIER, PHONES, RADIOS	262.92	0.00
022-322-630-252	VEHICLE R&M - COMME...	1,593.61	0.00
022-322-630-254	VEHICLE R&M - LANDSC...	236.88	0.00
022-322-630-255	VEHICLE R&M - RUBBISH	891.36	0.00
022-322-630-360	VEHICLE R&M - RESIDEN...	4,679.72	0.00
022-322-640-398	ENTERPRISE FLEET LEASE	2,329.74	0.00
022-322-691-450	GPS EXPENSES	445.06	0.00
200-800-830-840	2016A: 3M INT POLICE S...	19,806.25	0.00
200-800-830-855	2016B: 2.4M INT POLICE...	16,156.25	0.00
300-000-911-800	HWY 12 LANDSCAPING	6,930.53	0.00
311-656-600-300	PROF. SERVICE - KIMLEY...	600.00	600.00
311-656-600-303	PROF. SERVICES - OTHER	11,250.00	0.00
311-656-912-850	CONSTRUCTION	17,950.00	0.00
375-551-640-398	ENTERPRISE FLEET LEASE	10,482.54	0.00
375-551-840-850	PRINCIPAL - 2020A (15....	60,000.00	0.00
375-551-840-852	INTEREST - 2020A	289,665.76	0.00
375-551-840-870	PRINCIPAL - 2020B (9.8M)	30,000.00	0.00
375-551-840-872	INTEREST - 2020B	128,291.97	0.00
375-551-907-942	EXISTING PARK IMPROV...	2,170.00	0.00
377-318-912-850	CONSTRUCTION AND PA...	1,321,986.77	0.00
681-000-115-717	METLIFE	9,186.31	9,186.31
Grand Total:		2,402,338.08	87,072.49

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	2,372,532.08	86,472.49
001201420103	6.00	0.00
311656600300	600.00	600.00
311656600303	11,250.00	0.00
311656912850	17,950.00	0.00
Grand Total:	2,402,338.08	87,072.49

CITY OF STARKVILLE
PAYROLL CLAIMS DOCKET
January 29, 2026 - February 10, 2026

DATE	VENDOR	DESCRIPTION	AMOUNT
1/29/2026	Kronos	01/30/26 PAYROLL	\$ 411,082.97
1/29/2026	Kronos	PAYROLL TAXES ON 01/30/26 PAYROLL	\$ 139,258.25
1/29/2026	Kronos	01/30/26 MONTHLY PAYROLL	\$ 2,083.94
1/29/2026	Kronos	PAYROLL TAXES ON 01/30/26 MONTHLY PAY	\$ 572.24
1/30/2026	Starkville Athletic Club	Employee Benefits	\$ 215.00
1/30/2026	AFLAC	Employee Benefits	\$ 6,829.30
1/30/2026	Chapter 13 - Terre Vardaman	Chapter 13 Bankruptcy	\$ 100.00
1/30/2026	CRDU	Child Support	\$ 3,250.00
1/30/2026	NC Child Support	Child Support	\$ 424.00
1/30/2026	Metlife	Employee Benefits	\$ 7,546.53
1/30/2026	Oktibbeha County Hospital	Garnishment	\$ 692.42
1/30/2026	FSPC	Child Support	\$ 250.00
1/30/2026	Chapter 13 - Todd S. Johns	Chapter 13 Bankruptcy	\$ 420.00
1/30/2026	Symmetra	Employee Benefits	\$ 543.00
1/30/2026	Pat Henley	Garnishment	\$ 605.54
2/6/2026	Blue Cross of MS	Health Insurance	\$ 99,734.98
2/9/2026	PERS	Retirement	\$ 440,462.22
2/9/2026	Blue Cross of MS	Health Insurance	\$ 34,761.60
2/10/2026	Primepay	COBRA ADMIN FEE	\$ 260.46
TOTAL PAYROLL			<u><u>\$ 1,149,092.45</u></u>



200 N Lafayette Street • Starkville, MS 39759
Telephone & Fax: 662-323-3133

All invoices have been reviewed and goods received for both the Starkville Utilities Electric and Water Department Claims Docket and were purchased in accordance with the applicable purchasing statutes as established by the State of Mississippi.

Connor Carraway

Connor Carraway
Accounting & Finance Manager
Starkville Utilities

02/10/2026 4:27:52 pm

ACCOUNTS PAYABLE AGING INVOICE

Page: 1

Beginning Date: 02/18/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
131 ALTEC INDUSTRIES, INC.	01/27/26	02/18/26	13417640	SAFETY EQUIPMENT	488.36			
131 ALTEC INDUSTRIES, INC.	01/29/26	02/18/26	13422394	SAFETY EQUIPMENT	1,071.57			
Total for Vendor - 131:					1,559.93	0.00	0.00	0.00
116 AMAZON CAPITAL SERVICES	01/20/26	02/18/26	1VGR-NL99-6TXD	SUPPLIES	47.55			
116 AMAZON CAPITAL SERVICES	01/23/26	02/18/26	16TX-D4VF-F7CD	SUPPLIES	73.36			
116 AMAZON CAPITAL SERVICES	01/29/26	02/18/26	1YH6-HGV7T-KV7T	SUPPLIES	49.99			
Total for Vendor - 116:					170.90	0.00	0.00	0.00
110 ARKANSAS ELECTRIC	12/08/25	02/18/26	9000002494	MATERIALS	1,380.60			
110 ARKANSAS ELECTRIC	12/31/25	02/18/26	9000004703	MATERIALS	56,888.90			
110 ARKANSAS ELECTRIC	01/15/26	02/18/26	9000007353	MATERIALS	175.00			
110 ARKANSAS ELECTRIC	01/15/26	02/18/26	9000007354	MATERIALS	1,557.00			
110 ARKANSAS ELECTRIC	01/21/26	02/18/26	9000007788	MATERIALS	951.00			
110 ARKANSAS ELECTRIC	01/21/26	02/18/26	9000007789	MATERIALS	3,748.00			
110 ARKANSAS ELECTRIC	01/21/26	02/18/26	9000007790	MATERIALS	3,160.00			
110 ARKANSAS ELECTRIC	01/21/26	02/18/26	9000007791	MATERIALS	1,418.00			
110 ARKANSAS ELECTRIC	01/24/26	02/18/26	9000007490	MATERIALS	4,558.00			
Total for Vendor - 110:					73,836.50	0.00	0.00	0.00
124 ATMOS ENERGY	02/03/26	02/18/26	3012612404-2026-02	UTILITY BILL	4,309.57			
Total for Vendor - 124:					4,309.57	0.00	0.00	0.00
134 ATWELL & GENT, P.A.	01/26/26	02/18/26	25-780	ENGINEERING SERVICES	6,075.00			
134 ATWELL & GENT, P.A.	01/26/26	02/18/26	25-781	ENGINEERING SERVICES	765.00			
134 ATWELL & GENT, P.A.	01/26/26	02/18/26	25-782	ENGINEERING SERVICES	700.00			
134 ATWELL & GENT, P.A.	01/26/26	02/18/26	25-783	ENGINEERING SERVICES	2,800.00			
Total for Vendor - 134:					10,340.00	0.00	0.00	0.00
2118 BORDER STATES ELECTRIC	12/05/25	02/18/26	931603838	MATERIALS	3,381.63			
2118 BORDER STATES ELECTRIC	12/22/25	02/18/26	931692395	MATERIALS	3,454.29			
Total for Vendor - 2118:					6,835.92	0.00	0.00	0.00
314 CINTAS CORPORATION	01/27/26	02/18/26	5314877403	SAFETY SUPPLIES	110.59			
Total for Vendor - 314:					110.59	0.00	0.00	0.00
307 CITY OF STARKVILLE	02/04/26	02/18/26	JAN 2026 EXP E	REIMBURSE BILLS PAID BY C	1,470.10			
307 CITY OF STARKVILLE	02/06/26	02/18/26	JAN 2026 STL-E	REIMBURSE SALARY INSPEC	7,730.89			
307 CITY OF STARKVILLE	02/09/26	02/18/26	FEB 2026 TAX	TAX EQUIVALENCY	113,750.00			

02/10/2026 4:27:52 pm

ACCOUNTS PAYABLE AGING INVOICE

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Beginning Date: 02/18/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
307 CITY OF STARKVILLE	02/09/26	02/18/26	JAN 2026 ADMIN E	REIMBURSEMENT OF CITY A	17,113.78			
Total for Vendor - 307:					140,064.77	0.00	0.00	0.00
496 EAST MISS LUMBER	01/21/26	02/18/26	49428	TOOLS	61.06			
496 EAST MISS LUMBER	01/23/26	02/18/26	49673	TOOLS	209.95			
496 EAST MISS LUMBER	02/02/26	02/18/26	50177	MAINTENANCE	269.99			
Total for Vendor - 496:					541.00	0.00	0.00	0.00
510 EDWARD KEMP	02/13/26	02/18/26	01132026	MS MUNICIPAL MANAGER M	77.00			
Total for Vendor - 510:					77.00	0.00	0.00	0.00
99009746 ENDEAVOR / SYNERGETICS DC	03/06/25		20250219115438C	CREDIT ON ACCOUNT	-2,925.00			
Total for Vendor - 99009746:					-2,925.00	0.00	0.00	0.00
455 EXELL WATER & COFFEE, INC.	01/22/26	02/18/26	530075	WATER	111.21			
Total for Vendor - 455:					111.21	0.00	0.00	0.00
99009991 FIRST NATL BANK CLARKSDA	01/15/26	02/18/26	01/15/2026	BOND PAYMENT	587,740.63			
Total for Vendor - 99009991:					587,740.63	0.00	0.00	0.00
616 FUELMAN	02/02/26	02/18/26	NP69937785	FUEL	1,208.49			
616 FUELMAN	02/09/26	02/18/26	NP69988951	FUEL	667.48			
Total for Vendor - 616:					1,875.97	0.00	0.00	0.00
697 GARNER COMMUNICATION SE	01/30/26	02/18/26	1046639	IT EQUIPMENT	4,500.00			
697 GARNER COMMUNICATION SE	02/03/26	02/18/26	1046641	IT EQUIPMENT	10,435.00			
Total for Vendor - 697:					14,935.00	0.00	0.00	0.00
696 GARNER LUMLEY ELECTRIC	01/28/26	02/18/26	625066	MATERIALS	567.00			
Total for Vendor - 696:					567.00	0.00	0.00	0.00
691 GATEWAY TIRE&SERVICE CEN	01/21/26	02/18/26	1018-227772	MAINTENANCE	136.00			
Total for Vendor - 691:					136.00	0.00	0.00	0.00
721 GOLDEN TRIANGLE SOLID WA	01/31/26	02/18/26	STMT 01312026	ROW CLEARING	398.72			
Total for Vendor - 721:					398.72	0.00	0.00	0.00
730 GRESKO UTILITY SUPPLY, INC.	02/02/26	02/18/26	50031115-00	MATERIALS	1,080.00			
Total for Vendor - 730:					1,080.00	0.00	0.00	0.00
400 IVY AUTO PARTS	01/23/26	02/18/26	772964	TOOLS	249.00			
Total for Vendor - 400:					249.00	0.00	0.00	0.00

02/10/2026 4:27:52 pm

ACCOUNTS PAYABLE AGING INVOICE

Page: 3

Beginning Date: 02/18/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
1205 LOWE'S	01/22/26	02/18/26	970718-QEJKUX	TOOLS	137.67			
1205 LOWE'S	01/22/26	02/18/26	99401-QEKKWP	TOOLS	86.35			
1205 LOWE'S	01/22/26	02/18/26	999373-QEJKWM	TOOLS	308.06			
Total for Vendor - 1205:					532.08	0.00	0.00	0.00
1298 MCC-MEMPHIS COMMUNICAT	02/05/26	02/18/26	549116	SUPPLIES	63.97			
Total for Vendor - 1298:					63.97	0.00	0.00	0.00
1285 MS OFFICE OF SUPRLUS PROPE	02/09/26	02/18/26	02-10-2026	VEHICLE	4,500.00			
1285 MS OFFICE OF SUPRLUS PROPE	02/10/26	02/18/26	021026	2014 Nissan Frontier 732718	3,500.00			
Total for Vendor - 1285:					8,000.00	0.00	0.00	0.00
1400 NESCO	01/20/26	02/18/26	S2777967.001	MATERIALS	632.12			
Total for Vendor - 1400:					632.12	0.00	0.00	0.00
1403 NISC	01/31/26	02/18/26	651791	JAN 2026 PRINT SERVICE	10,304.85			
1403 NISC	01/31/26	02/18/26	652602	JAN 2026 MISC	1,074.26			
1403 NISC	01/31/26	02/18/26	653322	JAN 2026 RECURRING EXP	19,200.31			
Total for Vendor - 1403:					30,579.42	0.00	0.00	0.00
1521 ONLINE COLLECTIONS	11/30/25	02/18/26	044600000367	COLLECTION FEE	503.53			
1521 ONLINE COLLECTIONS	12/31/25	02/18/26	044600000370	COLLECTION FEES	845.32			
1521 ONLINE COLLECTIONS	01/31/26	02/18/26	044600000375	COLLECTION FEES	1,343.33			
Total for Vendor - 1521:					2,692.18	0.00	0.00	0.00
1523 OSMOSE UTILITIES SERVICES	01/16/26	02/18/26	INV1552225	POLE INSPECTIONS	18,922.05			
1523 OSMOSE UTILITIES SERVICES	01/21/26	02/18/26	INV1553023	POLE INSPECTIONS	14,586.86			
1523 OSMOSE UTILITIES SERVICES	01/21/26	02/18/26	INV1553028	POLE INSPECTIONS	14,094.22			
1523 OSMOSE UTILITIES SERVICES	01/21/26	02/18/26	INV1553038	POLE INSPECTIONS	16,098.60			
1523 OSMOSE UTILITIES SERVICES	01/22/26	02/18/26	INV1553183	POLE INSPECTIONS	23,040.81			
1523 OSMOSE UTILITIES SERVICES	01/24/26	02/18/26	INV1553829	POLE INSPECTIONS	19,431.60			
Total for Vendor - 1523:					106,174.14	0.00	0.00	0.00
801 QUADIENT FINANCE USA INC.	01/27/26	02/18/26	01272026	POSTAGE	223.70			
Total for Vendor - 801:					223.70	0.00	0.00	0.00
1816 REGULATORY COMPLIANCE SE	01/05/26	01/21/26	J188-01/05/2026	PCB MANAGMENT SUPPORT	395.00			
Total for Vendor - 1816:					395.00	0.00	0.00	0.00
1901 RENASANT BANK	02/03/26	02/18/26	2026-02 STMT	CREDIT CARD	2,721.73			

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ACCOUNTS PAYABLE AGING INVOICE

Page: 4

Beginning Date: 02/18/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
Total for Vendor - 1901:					2,721.73	0.00	0.00	0.00
99009994 ROBERT ATKINS	01/29/26	02/18/26	01/29/2026	SUPPLIES	29.96			
Total for Vendor - 99009994:					29.96	0.00	0.00	0.00
1887 S & S LINE SERVICE INC	01/30/26	02/18/26	3101	ROW CLEARING	1,643.60			
1887 S & S LINE SERVICE INC	01/30/26	02/18/26	3102	ROW CLEARING	6,077.60			
1887 S & S LINE SERVICE INC	01/30/26	02/18/26	3103	ROW CLEARING	6,077.60			
1887 S & S LINE SERVICE INC	02/06/26	02/18/26	3104	ROW CLEARING	1,643.60			
1887 S & S LINE SERVICE INC	02/06/26	02/18/26	3105	ROW CLEARING	5,887.10			
1887 S & S LINE SERVICE INC	02/06/26	02/18/26	3106	ROW CLEARING	6,077.60			
Total for Vendor - 1887:					27,407.10	0.00	0.00	0.00
2122 UPCHURCH SERVICES LLC	01/26/26	02/18/26	23896	MAINTENCANCE	858.87			
Total for Vendor - 2122:					858.87	0.00	0.00	0.00
2209 VERIZON CONNECT FLEET USA	02/02/26	02/18/26	300000087341	ACCT 100000167615 GPS	925.10			
Total for Vendor - 2209:					925.10	0.00	0.00	0.00
2210 VERIZON WIRELESS	01/25/26	02/18/26	6134414129	ACCT# 242091190-00001	1,482.77			
2210 VERIZON WIRELESS	02/01/26	02/18/26	6134895884	ACCT# 442062821-00001	507.42			
Total for Vendor - 2210:					1,990.19	0.00	0.00	0.00
2329 WILLIAMS EQUIPMENT & SUPP	11/24/25	02/18/26	40021173-0001	MATERIALS	427.10			
Total for Vendor - 2329:					427.10	0.00	0.00	0.00
2120 YOUNG WELDING SUPPLY, INC	01/31/26	02/18/26	0030068420	GAS	141.36			
Total for Vendor - 2120:					141.36	0.00	0.00	0.00
Grand Total:					\$ 1,025,808.73	\$ 0.00	\$ 0.00	\$ 0.00

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**ACCOUNTS PAYABLE
AGING INVOICE**

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Beginning Date: 02/18/2026**PARAMETERS ENTERED:**

Beginning Date: 02/18/2026
Aging Intervals (Days): 30/60/90
Vendor: All
GL Division: All
GL Account: All
GL Department: All
GL Activity: All
Format: Summary
Subtotal By Vendor: Yes
Sort By: Name
AP GL Account: 1 232.0
Group By AP GL Account

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ACCOUNTS PAYABLE AGING INVOICE

Page: 1

Beginning Date: 02/18/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
116 AMAZON CAPITAL SERVICES	01/28/26	02/18/26	1WVH-RJ67-3RHX	SAFETY EQUIPMENT	241.50			
116 AMAZON CAPITAL SERVICES	02/06/26	02/18/26	179F-YCN6-DGWQ	SUPPLIES	205.00			
116 AMAZON CAPITAL SERVICES	02/06/26	02/18/26	1RNT-QLLX-6MTP	EQUIPMENT	87.39			
Total for Vendor - 116:					533.89	0.00	0.00	0.00
107 AMERICAN PAPER & TWINE CO	02/04/26	02/18/26	5483353	SUPPLIES	387.50			
Total for Vendor - 107:					387.50	0.00	0.00	0.00
202 BELL BUILDING SUPPLY	01/28/26	02/18/26	446924	TOOLS	59.98			
202 BELL BUILDING SUPPLY	01/30/26	02/18/26	447053	TOOLS	24.99			
Total for Vendor - 202:					84.97	0.00	0.00	0.00
208 BERRY ELECTRIC, LLC	01/05/26	02/18/26	005083	MAINTENANCE	765.00			
Total for Vendor - 208:					765.00	0.00	0.00	0.00
20303 C SPIRE	01/31/26	02/18/26	0031571838 01-2026	CELL PHONE SERVICE	617.47			
Total for Vendor - 20303:					617.47	0.00	0.00	0.00
20189 CADENCE BANK-2012 BONDS	02/09/26	02/18/26	03/01/2026	2.6M GO BOND PAYMENT	16,904.52			
Total for Vendor - 20189:					16,904.52	0.00	0.00	0.00
307 CITY OF STARKVILLE	02/04/26	02/18/26	JAN 2026 EXP W	REIMBURSE BILLS PAID BY C	165.00			
307 CITY OF STARKVILLE	02/06/26	02/18/26	JAN 2026 SALARY	REIMBUSE SALARY AUTO TE	11,338.86			
307 CITY OF STARKVILLE	02/09/26	02/18/26	FEB 2026 SRL	STATE REVOLVING LOAN	6,523.79			
307 CITY OF STARKVILLE	02/09/26	02/18/26	JAN 2026 PR SALAR	REIMBURSE SALARY PAYRO	553.50			
Total for Vendor - 307:					18,581.15	0.00	0.00	0.00
20362 CONSOLIDATED PIPE & SUPPL	01/27/26	02/18/26	MS03114491	MATERIALS	1,750.00			
20362 CONSOLIDATED PIPE & SUPPL	02/02/26	02/18/26	MS03114542	MATERIALS	450.00			
20362 CONSOLIDATED PIPE & SUPPL	02/06/26	02/18/26	MS03114647	MATERIALS	275.00			
Total for Vendor - 20362:					2,475.00	0.00	0.00	0.00
20368 CONTROL SYSTEMS, INC	01/12/26	02/18/26	S-3029	MAINTENANCE	633.10			
Total for Vendor - 20368:					633.10	0.00	0.00	0.00
496 EAST MISS LUMBER	12/30/25	02/18/26	48024	MATERIALS	197.41			
496 EAST MISS LUMBER	01/27/26	02/18/26	49814	MATERIALS	187.96			
496 EAST MISS LUMBER	01/29/26	02/18/26	49965	MATERIALS	87.82			
496 EAST MISS LUMBER	01/29/26	02/18/26	50027	MAINTENANCE	48.98			
496 EAST MISS LUMBER	01/30/26	02/18/26	50077	SUPPLIES	4.99			

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ACCOUNTS PAYABLE AGING INVOICE

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Beginning Date: 02/18/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
Total for Vendor - 496:					527.16	0.00	0.00	0.00
504 ELEC MOTOR SALES/SERVICE	01/30/26	02/18/26	634004	MAINTENANCE	19,595.99			
Total for Vendor - 504:					19,595.99	0.00	0.00	0.00
20621 EMPIRE TRUCK SALES, LLC	01/28/26	02/18/26	CE005120326:01	MAINTENANCE	132.46			
20621 EMPIRE TRUCK SALES, LLC	01/29/26	02/18/26	CE005120327:01	MAINTENANCE	31.47			
Total for Vendor - 20621:					163.93	0.00	0.00	0.00
696 GARNER LUMLEY ELECTRIC	11/21/25	02/18/26	623710	MATERIALS	756.00			
Total for Vendor - 696:					756.00	0.00	0.00	0.00
691 GATEWAY TIRE&SERVICE CEN	02/02/26	02/18/26	1018-228175	MAINTENANCE	103.01			
691 GATEWAY TIRE&SERVICE CEN	02/06/26	02/18/26	1018-228376	MAINTENANCE	445.31			
Total for Vendor - 691:					548.32	0.00	0.00	0.00
822 H & H CONSTRUCTION & EXC L	01/29/26	02/18/26	1688	CONTRACT SERVICES	2,690.00			
822 H & H CONSTRUCTION & EXC L	01/29/26	02/18/26	1689	CONTRACT SERVICES	8,700.00			
822 H & H CONSTRUCTION & EXC L	01/29/26	02/18/26	1690	CONTRACT SERVICES	5,105.00			
Total for Vendor - 822:					16,495.00	0.00	0.00	0.00
20702 HACH	01/21/26	02/18/26	14839458	MATERIALS	2,605.18			
20702 HACH	01/23/26	02/18/26	14843363	MATERIALS	81.50			
20702 HACH	02/03/26	02/18/26	14855827	LAB SUPPLIES	147.10			
Total for Vendor - 20702:					2,833.78	0.00	0.00	0.00
807 HILL MFG. CO, INC.	01/30/26	02/18/26	214872	MATERIALS	4,930.69			
Total for Vendor - 807:					4,930.69	0.00	0.00	0.00
400 IVY AUTO PARTS	01/29/26	02/18/26	773254	MAINTENANCE	45.43			
400 IVY AUTO PARTS	02/02/26	02/18/26	773468	MAINTENANCE	89.94			
400 IVY AUTO PARTS	02/05/26	02/18/26	773763	MAINTENANCE	428.99			
400 IVY AUTO PARTS	02/05/26	02/18/26	773781	MAINTENANCE	100.41			
400 IVY AUTO PARTS	02/09/26	02/18/26	774028	MAINTENANCE	128.98			
Total for Vendor - 400:					793.75	0.00	0.00	0.00
1205 LOWE'S	01/28/26	02/18/26	982822-QEYFTC	MAINTENANCE	137.67			
1205 LOWE'S	01/30/26	02/18/26	987771-QFFTTJ	MAINTENANCE	142.46			
1205 LOWE'S	02/03/26	02/18/26	997003-QFQFLH	SUPPLIES	13.26			
1205 LOWE'S	02/05/26	02/18/26	999962-QFYXK	TOOLS	52.27			

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ACCOUNTS PAYABLE AGING INVOICE

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Beginning Date: 02/18/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
Total for Vendor - 1205:					345.66	0.00	0.00	0.00
1361 M & M PROSAFETY SUPPLY	01/30/26	02/18/26	03616	SAFETY SUPPLIES	500.22			
Total for Vendor - 1361:					500.22	0.00	0.00	0.00
1293 MATHISTON MOBILE TRUCK R	02/05/26	02/18/26	2096	MAINTENANCE	1,413.60			
Total for Vendor - 1293:					1,413.60	0.00	0.00	0.00
1322 MMC MATERIALS, INC.	01/29/26	02/18/26	997162	CONCRETE	337.50			
1322 MMC MATERIALS, INC.	02/02/26	02/18/26	997467	CONCRETE	330.00			
1322 MMC MATERIALS, INC.	02/05/26	02/18/26	997726	CONCRETE	337.50			
Total for Vendor - 1322:					1,005.00	0.00	0.00	0.00
21302 MOCKBEE ELLIS, P.A.	02/01/26	02/18/26	25781	LEGAL FEES WASTEWATER T	20,622.30			
Total for Vendor - 21302:					20,622.30	0.00	0.00	0.00
1341 MS DEVELOPMENT AUTHORIT	02/02/26	02/18/26	02022026	CAP LOANS	27,070.29			
Total for Vendor - 1341:					27,070.29	0.00	0.00	0.00
21334 MYERS FENCE SALES	02/04/26	02/18/26	2180	CONTRACT SERVICES	700.00			
Total for Vendor - 21334:					700.00	0.00	0.00	0.00
21388 NATIONAL INDUSTRIAL & SAF	01/27/26	02/18/26	50306	MATERIALS	299.95			
Total for Vendor - 21388:					299.95	0.00	0.00	0.00
99009980 NAV ASHFORD	01/31/26	02/18/26	8	HR Consulting	375.00			
Total for Vendor - 99009980:					375.00	0.00	0.00	0.00
1525 OKTIBBEHA CO. CO-OP	01/21/26	02/18/26	1183340	MATERIALS	17.90			
1525 OKTIBBEHA CO. CO-OP	01/21/26	02/18/26	1183353	UNIFORMS	83.20			
1525 OKTIBBEHA CO. CO-OP	01/22/26	02/18/26	1183582	UNIFORMS	248.33			
Total for Vendor - 1525:					349.43	0.00	0.00	0.00
1623 POWERSTROKE EQUIPMENT IN	02/02/26	02/18/26	9701	MAINTENANCE	119.96			
Total for Vendor - 1623:					119.96	0.00	0.00	0.00
1800 RACKLEY OIL, INC.	01/16/26	02/18/26	660828	FUEL	480.78			
1800 RACKLEY OIL, INC.	01/20/26	02/18/26	660945	FUEL	582.62			
1800 RACKLEY OIL, INC.	01/21/26	02/18/26	661097	FUEL	275.43			
1800 RACKLEY OIL, INC.	01/22/26	02/18/26	661178	FUEL	377.45			
1800 RACKLEY OIL, INC.	01/23/26	02/18/26	661278	FUEL	330.66			
1800 RACKLEY OIL, INC.	01/26/26	02/18/26	661318	FUEL	212.01			

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ACCOUNTS PAYABLE AGING INVOICE

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Beginning Date: 02/18/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
1800 RACKLEY OIL, INC.	01/27/26	02/18/26	661393	FUEL	581.80			
Total for Vendor - 1800:					2,840.75	0.00	0.00	0.00
21892 S&N AIROFLO INC	04/29/25		19376	CREDIT FOR DOWN DAYS	-2,738.28			
21892 S&N AIROFLO INC	02/03/25	02/19/25	19297	AERATOR RENTAL				6,000.00
21892 S&N AIROFLO INC	04/29/25	05/21/25	19377	AERATOR RENTAL				12,000.00
Total for Vendor - 21892:					-2,738.28	0.00	0.00	18,000.00
1935 STRIBLING EQUIPMENT	10/02/25	02/18/26	CS005044895:01	MAINTENANCE	50.20			
Total for Vendor - 1935:					50.20	0.00	0.00	0.00
1945 SULLIVAN'S	02/05/26	02/18/26	000596	SUPPLIES	105.81			
Total for Vendor - 1945:					105.81	0.00	0.00	0.00
2024 THOMPSON MACHINERY	01/27/26	02/18/26	PC110364024	MAINTENANCE	95.78			
Total for Vendor - 2024:					95.78	0.00	0.00	0.00
2098 ULINE	01/27/26	02/18/26	203411717	SUPPLIES	132.13			
2098 ULINE	02/04/26	02/18/26	203784258	TOOLS	1,750.36			
Total for Vendor - 2098:					1,882.49	0.00	0.00	0.00
2104 UPS	01/31/26	02/18/26	00001203F056	POSTAGE	21.50			
2104 UPS	02/07/26	02/18/26	000012031F066	POSTAGE	255.42			
Total for Vendor - 2104:					276.92	0.00	0.00	0.00
22111 USA BLUEBOOK	01/30/26	02/18/26	INV00949319	MATERIALS	517.31			
22111 USA BLUEBOOK	02/05/26	02/18/26	INV00955586	TOOLS	500.17			
Total for Vendor - 22111:					1,017.48	0.00	0.00	0.00
22202 WAYPOINT ANALYTICAL	01/27/26	02/18/26	04-1096425	TESTING	360.00			
Total for Vendor - 22202:					360.00	0.00	0.00	0.00
2329 WILLIAMS EQUIPMENT & SUPP	01/23/26	02/18/26	40026762-001	MAINTENANCE	375.37			
Total for Vendor - 2329:					375.37	0.00	0.00	0.00
Grand Total:					\$ 144,695.15	\$ 0.00	\$ 0.00	\$ 18,000.00

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**ACCOUNTS PAYABLE
AGING INVOICE**

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Beginning Date: 02/18/2026**PARAMETERS ENTERED:**

Beginning Date: 02/18/2026
Aging Intervals (Days): 30/60/90
Vendor: All
GL Division: All
GL Account: All
GL Department: All
GL Activity: All
Format: Summary
Subtotal By Vendor: Yes
Sort By: Name
AP GL Account: 2 231.1
Group By AP GL Account



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Finance
AGENDA DATE: 02/17/2026
PAGE: 1 of 27

SUBJECT: Request acceptance of the January 2026 financial statements of the City of Starkville, MS.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

AUTHORIZATION HISTORY: N/A

**REQUESTING
DEPARTMENT:** City Clerk's Office

**DIRECTOR'S
AUTHORIZATION:** Webb Corban

FOR MORE INFORMATION CONTACT: Webb Corban, Chief Financial Officer
or Connor Carraway Accounting Manager at Starkville Utilities

SUGGESTED MOTION:

Acceptance of the January 2026 financial statements of the City of Starkville, MS.



City of Starkville, MS

Budget Report Group Summary

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - GENERAL FUND						
Revenue						
Department: 000 - UNDESIGNATED						
200 - TAXES	11,428,867.00	11,428,867.00	3,221,948.96	4,135,499.68	-7,293,367.32	36.18%
206 - LIEU OF TAXES	817,000.00	817,000.00	120,551.90	651,416.10	-165,583.90	79.73%
220 - LICENSES AND PERMITS	420,500.00	420,500.00	12,714.25	95,801.45	-324,698.55	22.78%
230 - INTERGOVERNMENTAL REVENUES	13,546,975.00	13,569,680.00	986,192.09	4,593,937.34	-8,975,742.66	33.85%
250 - GRANTS	124,176.00	124,176.00	1,192.21	55,239.82	-68,936.18	44.49%
330 - FINES AND FORFEITS	775,150.00	775,150.00	51,932.25	221,326.73	-553,823.27	28.55%
340 - MISCELLANEOUS	995,800.00	995,800.00	147,334.12	523,456.39	-472,343.61	52.57%
360 - CHARGES FOR SERVICES	41,500.00	41,500.00	1,559.64	36,637.93	-4,862.07	88.28%
380 - TRANSFERS AND NON REVENUE RECEIPTS	4,380,000.00	4,380,000.00	114,750.00	456,000.00	-3,924,000.00	10.41%
Department: 000 - UNDESIGNATED Total:	32,529,968.00	32,552,673.00	4,658,175.42	10,769,315.44	-21,783,357.56	33.08%
Revenue Total:	32,529,968.00	32,552,673.00	4,658,175.42	10,769,315.44	-21,783,357.56	33.08%
Expense						
Department: 100 - BOARD OF ALDERMEN						
400 - PERSONNEL SERVICES	225,485.00	225,485.00	22,802.56	75,085.83	150,399.17	33.30%
500 - SUPPLIES	500.00	500.00	0.00	0.00	500.00	0.00%
600 - CONTRACTUAL SERVICES	13,500.00	13,500.00	3,805.31	5,874.68	7,625.32	43.52%
Department: 100 - BOARD OF ALDERMEN Total:	239,485.00	239,485.00	26,607.87	80,960.51	158,524.49	33.81%
Department: 110 - MUNICIPAL COURT						
400 - PERSONNEL SERVICES	435,980.00	435,980.00	48,890.42	151,845.05	284,134.95	34.83%
500 - SUPPLIES	9,000.00	9,000.00	636.35	1,250.42	7,749.58	13.89%
600 - CONTRACTUAL SERVICES	57,300.00	57,300.00	1,056.43	11,058.73	46,241.27	19.30%
900 - CAPITAL OUTLAY	3,500.00	3,500.00	0.00	2,958.00	542.00	84.51%
Department: 110 - MUNICIPAL COURT Total:	505,780.00	505,780.00	50,583.20	167,112.20	338,667.80	33.04%
Department: 120 - MAYORS OFFICE						
400 - PERSONNEL SERVICES	185,275.00	185,275.00	21,117.96	64,488.40	120,786.60	34.81%
500 - SUPPLIES	2,000.00	2,000.00	16.14	78.46	1,921.54	3.92%
600 - CONTRACTUAL SERVICES	122,750.00	122,750.00	3,402.00	28,847.37	93,902.63	23.50%
Department: 120 - MAYORS OFFICE Total:	310,025.00	310,025.00	24,536.10	93,414.23	216,610.77	30.13%
Department: 123 - IT						
400 - PERSONNEL SERVICES	392,115.00	392,115.00	44,139.43	134,837.53	257,277.47	34.39%
500 - SUPPLIES	3,000.00	3,000.00	70.96	454.86	2,545.14	15.16%
600 - CONTRACTUAL SERVICES	254,135.00	254,135.00	3,166.62	143,903.91	110,231.09	56.62%
800 - DEBT SERVICE	37,070.00	37,070.00	497.85	1,991.40	35,078.60	5.37%
900 - CAPITAL OUTLAY	76,000.00	76,000.00	0.00	23,216.66	52,783.34	30.55%
Department: 123 - IT Total:	762,320.00	762,320.00	47,874.86	304,404.36	457,915.64	39.93%
Department: 130 - ELECTIONS						
500 - SUPPLIES	500.00	500.00	0.00	0.00	500.00	0.00%
600 - CONTRACTUAL SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00%
Department: 130 - ELECTIONS Total:	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00%
Department: 142 - CITY CLERKS OFFICE						
400 - PERSONNEL SERVICES	487,165.00	487,165.00	42,086.34	151,909.36	335,255.64	31.18%
500 - SUPPLIES	8,250.00	8,250.00	165.00	2,651.57	5,598.43	32.14%
600 - CONTRACTUAL SERVICES	264,250.00	264,250.00	1,580.33	52,427.27	211,822.73	19.84%
900 - CAPITAL OUTLAY	4,500.00	4,500.00	2,034.00	4,294.80	205.20	95.44%
Department: 142 - CITY CLERKS OFFICE Total:	764,165.00	764,165.00	45,865.67	211,283.00	552,882.00	27.65%
Department: 160 - ATTORNEY AND STAFF						
400 - PERSONNEL SERVICES	73,925.00	73,925.00	8,555.26	25,665.77	48,259.23	34.72%

Budget Report

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 160 - ATTORNEY AND STAFF Total:	73,925.00	73,925.00	8,555.26	25,665.77	48,259.23	34.72%
Department: 169 - LEGAL						
600 - CONTRACTUAL SERVICES	185,000.00	185,000.00	16,376.84	65,264.52	119,735.48	35.28%
Department: 169 - LEGAL Total:	185,000.00	185,000.00	16,376.84	65,264.52	119,735.48	35.28%
Department: 180 - HUMAN RESOURCES						
400 - PERSONNEL SERVICES	505,395.00	495,395.00	41,895.70	124,033.55	371,361.45	25.04%
500 - SUPPLIES	2,000.00	2,000.00	374.45	374.45	1,625.55	18.72%
600 - CONTRACTUAL SERVICES	51,850.00	61,850.00	2,713.87	20,264.53	41,585.47	32.76%
900 - CAPITAL OUTLAY	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00%
Department: 180 - HUMAN RESOURCES Total:	562,245.00	562,245.00	44,984.02	144,672.53	417,572.47	25.73%
Department: 190 - CITY PLANNER						
400 - PERSONNEL SERVICES	208,470.00	208,470.00	22,963.55	69,830.69	138,639.31	33.50%
500 - SUPPLIES	600.00	600.00	0.00	127.49	472.51	21.25%
600 - CONTRACTUAL SERVICES	74,300.00	74,300.00	1,093.54	12,306.68	61,993.32	16.56%
900 - CAPITAL OUTLAY	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00%
Department: 190 - CITY PLANNER Total:	286,370.00	286,370.00	24,057.09	82,264.86	204,105.14	28.73%
Department: 191 - EXTERNAL SERVICE						
400 - PERSONNEL SERVICES	5,000.00	5,000.00	2,699.33	2,699.33	2,300.67	53.99%
Department: 191 - EXTERNAL SERVICE Total:	5,000.00	5,000.00	2,699.33	2,699.33	2,300.67	53.99%
Department: 192 - GENERAL GOVERN BLDG & PLANT						
500 - SUPPLIES	5,500.00	5,500.00	464.37	1,690.81	3,809.19	30.74%
600 - CONTRACTUAL SERVICES	156,500.00	156,500.00	13,417.57	40,362.51	116,137.49	25.79%
Department: 192 - GENERAL GOVERN BLDG & PLANT Total:	162,000.00	162,000.00	13,881.94	42,053.32	119,946.68	25.96%
Department: 195 - TRANSFERS TO OTHER AGENCIES						
600 - CONTRACTUAL SERVICES	63,985.00	63,985.00	0.00	43,985.00	20,000.00	68.74%
700 - GRANTS, SUBSIDIES, AND ALLOCATIONS	4,500.00	4,500.00	0.00	0.00	4,500.00	0.00%
990 - TRANSFERS	817,800.00	817,800.00	23,073.94	433,827.05	383,972.95	53.05%
Department: 195 - TRANSFERS TO OTHER AGENCIES Total:	886,285.00	886,285.00	23,073.94	477,812.05	408,472.95	53.91%
Department: 196 - CEMETERY ADMINISTRATION						
600 - CONTRACTUAL SERVICES	25,500.00	25,500.00	1,450.00	6,945.00	18,555.00	27.24%
631 - ODDFELLOWS	24,500.00	24,500.00	1,750.00	7,000.00	17,500.00	28.57%
Department: 196 - CEMETERY ADMINISTRATION Total:	50,000.00	50,000.00	3,200.00	13,945.00	36,055.00	27.89%
Department: 197 - ENGINEERING						
400 - PERSONNEL SERVICES	600,240.00	600,240.00	63,319.88	190,840.07	409,399.93	31.79%
500 - SUPPLIES	5,000.00	5,000.00	181.00	902.15	4,097.85	18.04%
600 - CONTRACTUAL SERVICES	84,950.00	84,950.00	916.83	23,080.56	61,869.44	27.17%
900 - CAPITAL OUTLAY	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00%
Department: 197 - ENGINEERING Total:	695,190.00	695,190.00	64,417.71	214,822.78	480,367.22	30.90%
Department: 201 - POLICE DEPARTMENT						
400 - PERSONNEL SERVICES	6,839,230.00	6,839,230.00	753,223.96	2,387,156.17	4,452,073.83	34.90%
500 - SUPPLIES	538,500.00	538,500.00	47,538.69	173,710.19	364,789.81	32.26%
600 - CONTRACTUAL SERVICES	1,113,655.00	1,113,655.00	90,219.15	418,668.44	694,986.56	37.59%
700 - GRANTS, SUBSIDIES, AND ALLOCATIONS	4,259.00	26,964.00	4,259.00	6,549.39	20,414.61	24.29%
800 - DEBT SERVICE	230,000.00	230,000.00	0.00	80,000.00	150,000.00	34.78%
900 - CAPITAL OUTLAY	60,000.00	83,273.00	1,875.56	27,013.56	56,259.44	32.44%
Department: 201 - POLICE DEPARTMENT Total:	8,785,644.00	8,831,622.00	897,116.36	3,093,097.75	5,738,524.25	35.02%
Department: 245 - DISPATCHERS						
400 - PERSONNEL SERVICES	392,230.00	392,230.00	41,351.58	120,836.03	271,393.97	30.81%
500 - SUPPLIES	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00%
600 - CONTRACTUAL SERVICES	2,500.00	2,500.00	119.36	669.36	1,830.64	26.77%
Department: 245 - DISPATCHERS Total:	396,730.00	396,730.00	41,470.94	121,505.39	275,224.61	30.63%
Department: 246 - CODE ENFORCEMENT						
400 - PERSONNEL SERVICES	150,750.00	150,750.00	15,671.53	47,813.36	102,936.64	31.72%
500 - SUPPLIES	6,500.00	6,500.00	166.86	1,686.99	4,813.01	25.95%
600 - CONTRACTUAL SERVICES	27,840.00	27,840.00	1,311.43	9,625.44	18,214.56	34.57%

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 246 - CODE ENFORCEMENT Total:	185,090.00	185,090.00	17,149.82	59,125.79	125,964.21	31.94%
Department: 254 - DUI GRANT						
400 - PERSONNEL SERVICES	191,350.00	191,350.00	12,028.10	39,243.15	152,106.85	20.51%
Department: 254 - DUI GRANT Total:	191,350.00	191,350.00	12,028.10	39,243.15	152,106.85	20.51%
Department: 261 - FIRE DEPARTMENT						
400 - PERSONNEL SERVICES	4,944,670.00	4,944,670.00	596,832.72	1,764,094.56	3,180,575.44	35.68%
500 - SUPPLIES	132,100.00	132,100.00	6,023.56	27,704.16	104,395.84	20.97%
600 - CONTRACTUAL SERVICES	347,565.00	347,565.00	21,453.87	154,587.58	192,977.42	44.48%
800 - DEBT SERVICE	212,575.00	212,575.00	0.00	212,560.54	14.46	99.99%
900 - CAPITAL OUTLAY	122,500.00	122,500.00	35,274.22	73,736.54	48,763.46	60.19%
Department: 261 - FIRE DEPARTMENT Total:	5,759,410.00	5,759,410.00	659,584.37	2,232,683.38	3,526,726.62	38.77%
Department: 281 - BUILDING/COMMUNITY DEVELOPMENT						
400 - PERSONNEL SERVICES	367,870.00	367,870.00	32,671.90	114,036.12	253,833.88	31.00%
500 - SUPPLIES	8,100.00	8,100.00	181.62	1,044.76	7,055.24	12.90%
600 - CONTRACTUAL SERVICES	45,500.00	45,500.00	474.05	9,735.59	35,764.41	21.40%
Department: 281 - BUILDING/COMMUNITY DEVELOPMENT Total:	421,470.00	421,470.00	33,327.57	124,816.47	296,653.53	29.61%
Department: 290 - CIVIL DEFENSE/WARNING SYSTEM						
600 - CONTRACTUAL SERVICES	28,200.00	28,200.00	238.96	1,244.71	26,955.29	4.41%
900 - CAPITAL OUTLAY	21,800.00	21,800.00	0.00	0.00	21,800.00	0.00%
Department: 290 - CIVIL DEFENSE/WARNING SYSTEM Total:	50,000.00	50,000.00	238.96	1,244.71	48,755.29	2.49%
Department: 301 - STREET DEPARTMENT						
400 - PERSONNEL SERVICES	1,138,050.00	1,138,050.00	118,558.55	366,576.81	771,473.19	32.21%
500 - SUPPLIES	257,000.00	257,000.00	12,952.85	63,407.40	193,592.60	24.67%
600 - CONTRACTUAL SERVICES	956,725.00	956,725.00	71,199.27	282,529.44	674,195.56	29.53%
800 - DEBT SERVICE	57,875.00	57,875.00	0.00	7,813.18	50,061.82	13.50%
Department: 301 - STREET DEPARTMENT Total:	2,409,650.00	2,409,650.00	202,710.67	720,326.83	1,689,323.17	29.89%
Department: 360 - ANIMAL CONTROL						
400 - PERSONNEL SERVICES	114,680.00	114,680.00	5,477.49	17,567.35	97,112.65	15.32%
500 - SUPPLIES	7,000.00	7,000.00	193.08	742.50	6,257.50	10.61%
600 - CONTRACTUAL SERVICES	8,100.00	8,100.00	120.53	3,456.90	4,643.10	42.68%
Department: 360 - ANIMAL CONTROL Total:	129,780.00	129,780.00	5,791.10	21,766.75	108,013.25	16.77%
Department: 550 - PARKS AND REC DEPARTMENT						
600 - CONTRACTUAL SERVICES	2,218,250.00	2,218,250.00	234,851.17	939,864.06	1,278,385.94	42.37%
Department: 550 - PARKS AND REC DEPARTMENT Total:	2,218,250.00	2,218,250.00	234,851.17	939,864.06	1,278,385.94	42.37%
Department: 900 - INTERFUND TRANSACTIONS						
900 - CAPITAL OUTLAY	3,175,565.00	3,152,292.00	0.00	0.00	3,152,292.00	0.00%
990 - TRANSFERS	3,316,739.00	3,316,739.00	0.00	853,801.57	2,462,937.43	25.74%
Department: 900 - INTERFUND TRANSACTIONS Total:	6,492,304.00	6,469,031.00	0.00	853,801.57	5,615,229.43	13.20%
Expense Total:	32,529,968.00	32,552,673.00	2,500,982.89	10,133,850.31	22,418,822.69	31.13%
Fund: 001 - GENERAL FUND Surplus (Deficit):	0.00	0.00	2,157,192.53	635,465.13	635,465.13	0.00%

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 002 - RESTRICTED POLICE FUND						
Revenue						
Department: 000 - UNDESIGNATED						
330 - FINES AND FORFEITS	3,415.00	3,415.00	241.50	939.50	-2,475.50	27.51%
380 - TRANSFERS AND NON REVENUE RECEIPTS	21,000.00	23,900.00	0.00	15,000.00	-8,900.00	62.76%
Department: 000 - UNDESIGNATED Total:	24,415.00	27,315.00	241.50	15,939.50	-11,375.50	58.35%
Revenue Total:	24,415.00	27,315.00	241.50	15,939.50	-11,375.50	58.35%
Expense						
Department: 251 - DRUG EDUCATION FUND						
500 - SUPPLIES	15,000.00	17,900.00	0.00	861.12	17,038.88	4.81%
600 - CONTRACTUAL SERVICES	9,415.00	9,415.00	747.16	2,988.64	6,426.36	31.74%
Department: 251 - DRUG EDUCATION FUND Total:	24,415.00	27,315.00	747.16	3,849.76	23,465.24	14.09%
Expense Total:	24,415.00	27,315.00	747.16	3,849.76	23,465.24	14.09%
Fund: 002 - RESTRICTED POLICE FUND Surplus (Deficit):	0.00	0.00	-505.66	12,089.74	12,089.74	0.00%

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 003 - RESTRICTED FIRE FUND						
Revenue						
Department: 000 - UNDESIGNATED						
230 - INTERGOVERNMENTAL REVENUES	167,000.00	167,000.00	0.00	0.00	-167,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	167,000.00	167,000.00	0.00	0.00	-167,000.00	0.00%
Revenue Total:	167,000.00	167,000.00	0.00	0.00	-167,000.00	0.00%
Expense						
Department: 560 - RESTRICTED FIRE FUND						
500 - SUPPLIES	2,000.00	2,000.00	0.00	156.50	1,843.50	7.83%
600 - CONTRACTUAL SERVICES	750.00	750.00	0.00	0.00	750.00	0.00%
800 - DEBT SERVICE	163,820.00	163,820.00	0.00	40,954.00	122,866.00	25.00%
900 - CAPITAL OUTLAY	430.00	430.00	0.00	0.00	430.00	0.00%
Department: 560 - RESTRICTED FIRE FUND Total:	167,000.00	167,000.00	0.00	41,110.50	125,889.50	24.62%
Expense Total:	167,000.00	167,000.00	0.00	41,110.50	125,889.50	24.62%
Fund: 003 - RESTRICTED FIRE FUND Surplus (Deficit):	0.00	0.00	0.00	-41,110.50	-41,110.50	0.00%

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 015 - AIRPORT FUND						
Revenue						
Department: 000 - UNDESIGNATED						
230 - INTERGOVERNMENTAL REVENUES	120,810.00	120,810.00	0.00	0.00	-120,810.00	0.00%
340 - MISCELLANEOUS	50,600.00	50,600.00	5,050.00	17,120.00	-33,480.00	33.83%
360 - CHARGES FOR SERVICES	879,200.00	879,200.00	96,428.44	595,212.74	-283,987.26	67.70%
380 - TRANSFERS AND NON REVENUE RECEIPTS	650,000.00	750,000.00	0.00	0.00	-750,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	1,700,610.00	1,800,610.00	101,478.44	612,332.74	-1,188,277.26	34.01%
Revenue Total:	1,700,610.00	1,800,610.00	101,478.44	612,332.74	-1,188,277.26	34.01%
Expense						
Department: 505 - AIRPORT						
400 - PERSONNEL SERVICES	349,730.00	349,730.00	31,157.12	101,722.76	248,007.24	29.09%
500 - SUPPLIES	540,000.00	540,000.00	72,257.66	320,793.91	219,206.09	59.41%
600 - CONTRACTUAL SERVICES	134,600.00	134,600.00	14,452.62	70,945.79	63,654.21	52.71%
700 - GRANTS, SUBSIDIES, AND ALLOCATIONS	100,000.00	100,000.00	3,354.35	5,597.65	94,402.35	5.60%
900 - CAPITAL OUTLAY	576,280.00	676,280.00	0.00	0.00	676,280.00	0.00%
Department: 505 - AIRPORT Total:	1,700,610.00	1,800,610.00	121,221.75	499,060.11	1,301,549.89	27.72%
Expense Total:	1,700,610.00	1,800,610.00	121,221.75	499,060.11	1,301,549.89	27.72%
Fund: 015 - AIRPORT FUND Surplus (Deficit):	0.00	0.00	-19,743.31	113,272.63	113,272.63	0.00%

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 016 - RESTRICTED AIRPORT						
Revenue						
Department: 000 - UNDESIGNATED						
230 - INTERGOVERNMENTAL REVENUES	453,247.00	1,479,006.00	23,541.00	46,061.70	-1,432,944.30	3.11%
Department: 000 - UNDESIGNATED Total:	453,247.00	1,479,006.00	23,541.00	46,061.70	-1,432,944.30	3.11%
Revenue Total:	453,247.00	1,479,006.00	23,541.00	46,061.70	-1,432,944.30	3.11%
Expense						
Department: 515 - RESTRICTED PROJECTS						
600 - CONTRACTUAL SERVICES	124,070.00	124,070.00	0.00	0.00	124,070.00	0.00%
700 - GRANTS, SUBSIDIES, AND ALLOCATIONS	329,177.00	1,354,936.00	63,732.65	106,355.35	1,248,580.65	7.85%
Department: 515 - RESTRICTED PROJECTS Total:	453,247.00	1,479,006.00	63,732.65	106,355.35	1,372,650.65	7.19%
Expense Total:	453,247.00	1,479,006.00	63,732.65	106,355.35	1,372,650.65	7.19%
Fund: 016 - RESTRICTED AIRPORT Surplus (Deficit):	0.00	0.00	-40,191.65	-60,293.65	-60,293.65	0.00%

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 022 - ENVIRONMENTAL SERVICES						
Revenue						
Department: 000 - UNDESIGNATED						
340 - MISCELLANEOUS	3,600,000.00	3,600,000.00	341,716.67	1,233,536.09	-2,366,463.91	34.26%
380 - TRANSFERS AND NON REVENUE RECEIPTS	305,000.00	305,000.00	0.00	0.00	-305,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	3,905,000.00	3,905,000.00	341,716.67	1,233,536.09	-2,671,463.91	31.59%
Revenue Total:	3,905,000.00	3,905,000.00	341,716.67	1,233,536.09	-2,671,463.91	31.59%
Expense						
Department: 322 - SANITATION DEPARTMENT						
400 - PERSONNEL SERVICES	2,093,860.00	2,093,860.00	216,989.81	712,191.78	1,381,668.22	34.01%
500 - SUPPLIES	301,000.00	301,000.00	20,181.72	71,274.97	229,725.03	23.68%
600 - CONTRACTUAL SERVICES	922,720.00	922,720.00	78,665.62	299,369.35	623,350.65	32.44%
800 - DEBT SERVICE	393,579.29	393,579.29	11,830.99	156,724.68	236,854.61	39.82%
900 - CAPITAL OUTLAY	193,840.71	193,840.71	0.00	0.00	193,840.71	0.00%
Department: 322 - SANITATION DEPARTMENT Total:	3,905,000.00	3,905,000.00	327,668.14	1,239,560.78	2,665,439.22	31.74%
Expense Total:	3,905,000.00	3,905,000.00	327,668.14	1,239,560.78	2,665,439.22	31.74%
Fund: 022 - ENVIRONMENTAL SERVICES Surplus (Deficit):	0.00	0.00	14,048.53	-6,024.69	-6,024.69	0.00%

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 023 - LANDFILL ACCOUNT						
Revenue						
Department: 000 - UNDESIGNATED						
380 - TRANSFERS AND NON REVENUE RECEIPTS	1,470,000.00	1,490,000.00	8,733.25	46,174.65	-1,443,825.35	3.10%
Department: 000 - UNDESIGNATED Total:	1,470,000.00	1,490,000.00	8,733.25	46,174.65	-1,443,825.35	3.10%
Revenue Total:	1,470,000.00	1,490,000.00	8,733.25	46,174.65	-1,443,825.35	3.10%
Expense						
Department: 323 - LANDFILL						
600 - CONTRACTUAL SERVICES	80,000.00	80,000.00	0.00	0.00	80,000.00	0.00%
900 - CAPITAL OUTLAY	1,390,000.00	1,410,000.00	0.00	0.00	1,410,000.00	0.00%
Department: 323 - LANDFILL Total:	1,470,000.00	1,490,000.00	0.00	0.00	1,490,000.00	0.00%
Expense Total:	1,470,000.00	1,490,000.00	0.00	0.00	1,490,000.00	0.00%
Fund: 023 - LANDFILL ACCOUNT Surplus (Deficit):	0.00	0.00	8,733.25	46,174.65	46,174.65	0.00%

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 120 - MODERNIZATION USE TAX						
Revenue						
Department: 000 - UNDESIGNATED						
230 - INTERGOVERNMENTAL REVENUES	2,450,000.00	2,534,720.00	1,310,400.56	1,395,119.97	-1,139,600.03	55.04%
380 - TRANSFERS AND NON REVENUE RECEIPTS	530,000.00	1,144,000.00	0.00	0.00	-1,144,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	2,980,000.00	3,678,720.00	1,310,400.56	1,395,119.97	-2,283,600.03	37.92%
Revenue Total:	2,980,000.00	3,678,720.00	1,310,400.56	1,395,119.97	-2,283,600.03	37.92%
Expense						
Department: 300 - STREET DEPARTMENT						
900 - CAPITAL OUTLAY	1,609,180.00	2,307,900.00	0.00	649,171.11	1,658,728.89	28.13%
Department: 300 - STREET DEPARTMENT Total:	1,609,180.00	2,307,900.00	0.00	649,171.11	1,658,728.89	28.13%
Department: 800 - DEBT SERVICE						
800 - DEBT SERVICE	1,370,820.00	1,370,820.00	62,035.02	598,160.02	772,659.98	43.64%
Department: 800 - DEBT SERVICE Total:	1,370,820.00	1,370,820.00	62,035.02	598,160.02	772,659.98	43.64%
Expense Total:	2,980,000.00	3,678,720.00	62,035.02	1,247,331.13	2,431,388.87	33.91%
Fund: 120 - MODERNIZATION USE TAX Surplus (Deficit):	0.00	0.00	1,248,365.54	147,788.84	147,788.84	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 151 - STATE FORFEITED FUNDS						
Revenue						
Department: 000 - UNDESIGNATED						
330 - FINES AND FORFEITS	0.00	0.00	5,005.60	6,945.60	6,945.60	0.00%
380 - TRANSFERS AND NON REVENUE RECEIPTS	190,000.00	177,000.00	0.00	0.00	-177,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	190,000.00	177,000.00	5,005.60	6,945.60	-170,054.40	3.92%
Revenue Total:	190,000.00	177,000.00	5,005.60	6,945.60	-170,054.40	3.92%
Expense						
Department: 216 - STATE FORFEITED FUNDS						
500 - SUPPLIES	40,000.00	40,000.00	0.00	4,634.60	35,365.40	11.59%
900 - CAPITAL OUTLAY	150,000.00	137,000.00	0.00	77,614.87	59,385.13	56.65%
Department: 216 - STATE FORFEITED FUNDS Total:	190,000.00	177,000.00	0.00	82,249.47	94,750.53	46.47%
Expense Total:	190,000.00	177,000.00	0.00	82,249.47	94,750.53	46.47%
Fund: 151 - STATE FORFEITED FUNDS Surplus (Deficit):	0.00	0.00	5,005.60	-75,303.87	-75,303.87	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 200 - DEBT SERVICE FUND						
Revenue						
Department: 000 - UNDESIGNATED						
340 - MISCELLANEOUS	195,986.00	195,986.00	0.00	0.00	-195,986.00	0.00%
380 - TRANSFERS AND NON REVENUE RECEIPTS	2,801,739.00	2,801,739.00	0.00	338,801.57	-2,462,937.43	12.09%
Department: 000 - UNDESIGNATED Total:	2,997,725.00	2,997,725.00	0.00	338,801.57	-2,658,923.43	11.30%
Revenue Total:	2,997,725.00	2,997,725.00	0.00	338,801.57	-2,658,923.43	11.30%
Expense						
Department: 800 - DEBT SERVICE						
800 - DEBT SERVICE	2,997,725.00	2,997,725.00	0.00	338,801.57	2,658,923.43	11.30%
Department: 800 - DEBT SERVICE Total:	2,997,725.00	2,997,725.00	0.00	338,801.57	2,658,923.43	11.30%
Expense Total:	2,997,725.00	2,997,725.00	0.00	338,801.57	2,658,923.43	11.30%
Fund: 200 - DEBT SERVICE FUND Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 300 - CAPITAL PROJECTS FUND						
Revenue						
Department: 000 - UNDESIGNATED						
380 - TRANSFERS AND NON REVENUE RECEIPTS	6,300,000.00	6,231,000.00	0.00	500,000.00	-5,731,000.00	8.02%
Department: 000 - UNDESIGNATED Total:	6,300,000.00	6,231,000.00	0.00	500,000.00	-5,731,000.00	8.02%
Revenue Total:	6,300,000.00	6,231,000.00	0.00	500,000.00	-5,731,000.00	8.02%
Expense						
Department: 000 - UNDESIGNATED						
900 - CAPITAL OUTLAY	6,300,000.00	6,231,000.00	23,411.24	44,290.83	6,186,709.17	0.71%
Department: 000 - UNDESIGNATED Total:	6,300,000.00	6,231,000.00	23,411.24	44,290.83	6,186,709.17	0.71%
Expense Total:	6,300,000.00	6,231,000.00	23,411.24	44,290.83	6,186,709.17	0.71%
Fund: 300 - CAPITAL PROJECTS FUND Surplus (Deficit):	0.00	0.00	-23,411.24	455,709.17	455,709.17	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 301 - CITY OWNED BUILDING FUND						
Revenue						
Department: 000 - UNDESIGNATED						
380 - TRANSFERS AND NON REVENUE RECEIPTS	152,500.00	138,000.00	0.00	0.00	-138,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	152,500.00	138,000.00	0.00	0.00	-138,000.00	0.00%
Revenue Total:	152,500.00	138,000.00	0.00	0.00	-138,000.00	0.00%
Expense						
Department: 000 - UNDESIGNATED						
600 - CONTRACTUAL SERVICES	0.00	2,550.00	0.00	2,547.27	2.73	99.89%
900 - CAPITAL OUTLAY	152,500.00	135,450.00	29,150.00	110,695.15	24,754.85	81.72%
Department: 000 - UNDESIGNATED Total:	152,500.00	138,000.00	29,150.00	113,242.42	24,757.58	82.06%
Expense Total:	152,500.00	138,000.00	29,150.00	113,242.42	24,757.58	82.06%
Fund: 301 - CITY OWNED BUILDING FUND Surplus (Deficit):	0.00	0.00	-29,150.00	-113,242.42	-113,242.42	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 303 - INDUSTRIAL PARK BOND						
Revenue						
Department: 000 - UNDESIGNATED						
340 - MISCELLANEOUS	500.00	500.00	391.08	1,544.34	1,044.34	308.87%
380 - TRANSFERS AND NON REVENUE RECEIPTS	115,000.00	120,000.00	0.00	0.00	-120,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	115,500.00	120,500.00	391.08	1,544.34	-118,955.66	1.28%
Revenue Total:	115,500.00	120,500.00	391.08	1,544.34	-118,955.66	1.28%
Expense						
Department: 600 - CAPITAL PROJECTS						
600 - CONTRACTUAL SERVICES	17,000.00	22,000.00	0.00	0.00	22,000.00	0.00%
700 - GRANTS, SUBSIDIES, AND ALLOCATIONS	98,500.00	98,500.00	33,187.93	33,187.93	65,312.07	33.69%
Department: 600 - CAPITAL PROJECTS Total:	115,500.00	120,500.00	33,187.93	33,187.93	87,312.07	27.54%
Expense Total:	115,500.00	120,500.00	33,187.93	33,187.93	87,312.07	27.54%
Fund: 303 - INDUSTRIAL PARK BOND Surplus (Deficit):	0.00	0.00	-32,796.85	-31,643.59	-31,643.59	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 304 - SS4A GRANT FUND						
Revenue						
Department: 000 - UNDESIGNATED						
380 - TRANSFERS AND NON REVENUE RECEIPTS	220,000.00	220,000.00	0.00	0.00	-220,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	220,000.00	220,000.00	0.00	0.00	-220,000.00	0.00%
Revenue Total:	220,000.00	220,000.00	0.00	0.00	-220,000.00	0.00%
Expense						
Department: 000 - UNDESIGNATED						
900 - CAPITAL OUTLAY	220,000.00	220,000.00	107,821.70	264,313.59	-44,313.59	120.14%
Department: 000 - UNDESIGNATED Total:	220,000.00	220,000.00	107,821.70	264,313.59	-44,313.59	120.14%
Expense Total:	220,000.00	220,000.00	107,821.70	264,313.59	-44,313.59	120.14%
Fund: 304 - SS4A GRANT FUND Surplus (Deficit):	0.00	0.00	-107,821.70	-264,313.59	-264,313.59	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 309 - AMERICAN RELIEF FUND						
Revenue						
Department: 000 - UNDESIGNATED						
230 - INTERGOVERNMENTAL REVENUES	5,500,000.00	5,500,000.00	1,010,502.69	2,031,414.54	-3,468,585.46	36.93%
340 - MISCELLANEOUS	0.00	0.00	7,684.69	50,200.90	50,200.90	0.00%
380 - TRANSFERS AND NON REVENUE RECEIPTS	6,100,000.00	6,100,000.00	0.00	0.00	-6,100,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	11,600,000.00	11,600,000.00	1,018,187.38	2,081,615.44	-9,518,384.56	17.94%
Revenue Total:	11,600,000.00	11,600,000.00	1,018,187.38	2,081,615.44	-9,518,384.56	17.94%
Expense						
Department: 318 - MS182/MLK						
900 - CAPITAL OUTLAY	11,000,000.00	11,000,000.00	562,526.01	3,279,029.47	7,720,970.53	29.81%
Department: 318 - MS182/MLK Total:	11,000,000.00	11,000,000.00	562,526.01	3,279,029.47	7,720,970.53	29.81%
Department: 900 - INTERFUND TRANSACTIONS						
990 - TRANSFERS	600,000.00	600,000.00	0.00	0.00	600,000.00	0.00%
Department: 900 - INTERFUND TRANSACTIONS Total:	600,000.00	600,000.00	0.00	0.00	600,000.00	0.00%
Expense Total:	11,600,000.00	11,600,000.00	562,526.01	3,279,029.47	8,320,970.53	28.27%
Fund: 309 - AMERICAN RELIEF FUND Surplus (Deficit):	0.00	0.00	455,661.37	-1,197,414.03	-1,197,414.03	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 311 - MAIN STREET CORRIDOR IMPROVEMENTS PROJECT						
Revenue						
Department: 000 - UNDESIGNATED						
230 - INTERGOVERNMENTAL REVENUES	2,000,000.00	2,000,000.00	0.00	0.00	-2,000,000.00	0.00%
340 - MISCELLANEOUS	90,000.00	90,000.00	11,954.28	53,920.10	-36,079.90	59.91%
380 - TRANSFERS AND NON REVENUE RECEIPTS	6,000,000.00	6,000,000.00	0.00	0.00	-6,000,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	8,090,000.00	8,090,000.00	11,954.28	53,920.10	-8,036,079.90	0.67%
Revenue Total:	8,090,000.00	8,090,000.00	11,954.28	53,920.10	-8,036,079.90	0.67%
Expense						
Department: 656 - MAIN STREET CORRIDOR						
600 - CONTRACTUAL SERVICES	50,000.00	50,000.00	0.00	24,230.00	25,770.00	48.46%
900 - CAPITAL OUTLAY	8,040,000.00	8,040,000.00	445,988.24	2,022,072.56	6,017,927.44	25.15%
Department: 656 - MAIN STREET CORRIDOR Total:	8,090,000.00	8,090,000.00	445,988.24	2,046,302.56	6,043,697.44	25.29%
Expense Total:	8,090,000.00	8,090,000.00	445,988.24	2,046,302.56	6,043,697.44	25.29%
Fund: 311 - MAIN STREET CORRIDOR IMPROVEMENTS PROJECT Sur...	0.00	0.00	-434,033.96	-1,992,382.46	-1,992,382.46	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 312 - PARKS CAPITAL PROJECT FUND (2023)						
Revenue						
Department: 000 - UNDESIGNATED						
340 - MISCELLANEOUS	0.00	0.00	2,810.78	15,271.33	15,271.33	0.00%
380 - TRANSFERS AND NON REVENUE RECEIPTS	1,557,802.00	1,510,000.00	0.00	0.00	-1,510,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	1,557,802.00	1,510,000.00	2,810.78	15,271.33	-1,494,728.67	1.01%
Revenue Total:	1,557,802.00	1,510,000.00	2,810.78	15,271.33	-1,494,728.67	1.01%
Expense						
Department: 551 - PARK & REC TOURISM						
600 - CONTRACTUAL SERVICES	0.00	0.00	0.00	2,850.00	-2,850.00	0.00%
900 - CAPITAL OUTLAY	1,557,802.00	1,510,000.00	218,566.26	898,401.62	611,598.38	59.50%
Department: 551 - PARK & REC TOURISM Total:	1,557,802.00	1,510,000.00	218,566.26	901,251.62	608,748.38	59.69%
Expense Total:	1,557,802.00	1,510,000.00	218,566.26	901,251.62	608,748.38	59.69%
Fund: 312 - PARKS CAPITAL PROJECT FUND (2023) Surplus (Deficit):	0.00	0.00	-215,755.48	-885,980.29	-885,980.29	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 313 - SPRING/HWY 12 LINKAGE TAP						
Revenue						
Department: 000 - UNDESIGNATED						
230 - INTERGOVERNMENTAL REVENUES	252,030.00	252,030.00	0.00	6,733.83	-245,296.17	2.67%
380 - TRANSFERS AND NON REVENUE RECEIPTS	434,540.00	434,540.00	0.00	0.00	-434,540.00	0.00%
Department: 000 - UNDESIGNATED Total:	686,570.00	686,570.00	0.00	6,733.83	-679,836.17	0.98%
Revenue Total:	686,570.00	686,570.00	0.00	6,733.83	-679,836.17	0.98%
Expense						
Department: 653 - GRANTS, SUBSIDIES, AND ALLOCATIONS						
900 - CAPITAL OUTLAY	686,570.00	686,570.00	24,351.00	83,634.01	602,935.99	12.18%
Department: 653 - GRANTS, SUBSIDIES, AND ALLOCATIONS Total:	686,570.00	686,570.00	24,351.00	83,634.01	602,935.99	12.18%
Expense Total:	686,570.00	686,570.00	24,351.00	83,634.01	602,935.99	12.18%
Fund: 313 - SPRING/HWY 12 LINKAGE TAP Surplus (Deficit):	0.00	0.00	-24,351.00	-76,900.18	-76,900.18	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 375 - PARK AND REC TOURISM						
Revenue						
Department: 000 - UNDESIGNATED						
230 - INTERGOVERNMENTAL REVENUES	3,175,000.00	3,175,000.00	280,574.55	1,147,854.85	-2,027,145.15	36.15%
380 - TRANSFERS AND NON REVENUE RECEIPTS	1,940,000.00	2,015,000.00	0.00	0.00	-2,015,000.00	0.00%
Department: 000 - UNDESIGNATED Total:	5,115,000.00	5,190,000.00	280,574.55	1,147,854.85	-4,042,145.15	22.12%
Revenue Total:	5,115,000.00	5,190,000.00	280,574.55	1,147,854.85	-4,042,145.15	22.12%
Expense						
Department: 551 - PARK & REC TOURISM						
600 - CONTRACTUAL SERVICES	306,300.00	306,300.00	21,885.90	115,973.60	190,326.40	37.86%
800 - DEBT SERVICE	2,308,700.00	2,308,700.00	0.00	697,775.00	1,610,925.00	30.22%
900 - CAPITAL OUTLAY	2,500,000.00	2,575,000.00	8,318.85	51,142.35	2,523,857.65	1.99%
Department: 551 - PARK & REC TOURISM Total:	5,115,000.00	5,190,000.00	30,204.75	864,890.95	4,325,109.05	16.66%
Expense Total:	5,115,000.00	5,190,000.00	30,204.75	864,890.95	4,325,109.05	16.66%
Fund: 375 - PARK AND REC TOURISM Surplus (Deficit):	0.00	0.00	250,369.80	282,963.90	282,963.90	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 377 - BUILD GRANT MS 182 / MLK CORRIDOR						
Revenue						
Department: 000 - UNDESIGNATED						
230 - INTERGOVERNMENTAL REVENUES	21,500,000.00	21,500,000.00	1,707,921.81	3,728,604.92	-17,771,395.08	17.34%
Department: 000 - UNDESIGNATED Total:	21,500,000.00	21,500,000.00	1,707,921.81	3,728,604.92	-17,771,395.08	17.34%
Revenue Total:	21,500,000.00	21,500,000.00	1,707,921.81	3,728,604.92	-17,771,395.08	17.34%
Expense						
Department: 318 - MS182/MLK						
600 - CONTRACTUAL SERVICES	0.00	0.00	321,028.23	321,028.23	-321,028.23	0.00%
900 - CAPITAL OUTLAY	21,500,000.00	21,500,000.00	0.00	2,716,503.46	18,783,496.54	12.63%
Department: 318 - MS182/MLK Total:	21,500,000.00	21,500,000.00	321,028.23	3,037,531.69	18,462,468.31	14.13%
Expense Total:	21,500,000.00	21,500,000.00	321,028.23	3,037,531.69	18,462,468.31	14.13%
Fund: 377 - BUILD GRANT MS 182 / MLK CORRIDOR Surplus (Deficit):	0.00	0.00	1,386,893.58	691,073.23	691,073.23	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 700 - STARK/HOSPITAL ROAD EXPANSION						
Revenue						
Department: 000 - UNDESIGNATED						
380 - TRANSFERS AND NON REVENUE RECEIPTS	0.00	10.00	0.00	0.00	-10.00	0.00%
Department: 000 - UNDESIGNATED Total:	0.00	10.00	0.00	0.00	-10.00	0.00%
Revenue Total:	0.00	10.00	0.00	0.00	-10.00	0.00%
Expense						
Department: 300 - STREET DEPARTMENT						
990 - TRANSFERS	0.00	10.00	0.00	9.94	0.06	99.40%
Department: 300 - STREET DEPARTMENT Total:	0.00	10.00	0.00	9.94	0.06	99.40%
Expense Total:	0.00	10.00	0.00	9.94	0.06	99.40%
Fund: 700 - STARK/HOSPITAL ROAD EXPANSION Surplus (Deficit):	0.00	0.00	0.00	-9.94	-9.94	0.00%
Report Surplus (Deficit):	0.00	0.00	4,598,509.35	-2,360,081.92	-2,360,081.92	0.00%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
001 - GENERAL FUND	0.00	0.00	2,157,192.53	635,465.13	635,465.13
002 - RESTRICTED POLICE FUND	0.00	0.00	-505.66	12,089.74	12,089.74
003 - RESTRICTED FIRE FUND	0.00	0.00	0.00	-41,110.50	-41,110.50
015 - AIRPORT FUND	0.00	0.00	-19,743.31	113,272.63	113,272.63
016 - RESTRICTED AIRPORT	0.00	0.00	-40,191.65	-60,293.65	-60,293.65
022 - ENVIRONMENTAL SERVICES	0.00	0.00	14,048.53	-6,024.69	-6,024.69
023 - LANDFILL ACCOUNT	0.00	0.00	8,733.25	46,174.65	46,174.65
120 - MODERNIZATION USE TAX	0.00	0.00	1,248,365.54	147,788.84	147,788.84
151 - STATE FORFEITED FUNDS	0.00	0.00	5,005.60	-75,303.87	-75,303.87
200 - DEBT SERVICE FUND	0.00	0.00	0.00	0.00	0.00
300 - CAPITAL PROJECTS FUND	0.00	0.00	-23,411.24	455,709.17	455,709.17
301 - CITY OWNED BUILDING FUN	0.00	0.00	-29,150.00	-113,242.42	-113,242.42
303 - INDUSTRIAL PARK BOND	0.00	0.00	-32,796.85	-31,643.59	-31,643.59
304 - SS4A GRANT FUND	0.00	0.00	-107,821.70	-264,313.59	-264,313.59
309 - AMERICAN RELIEF FUND	0.00	0.00	455,661.37	-1,197,414.03	-1,197,414.03
311 - MAIN STREET CORRIDOR IMI	0.00	0.00	-434,033.96	-1,992,382.46	-1,992,382.46
312 - PARKS CAPITAL PROJECT FUI	0.00	0.00	-215,755.48	-885,980.29	-885,980.29
313 - SPRING/HWY 12 LINKAGE TA	0.00	0.00	-24,351.00	-76,900.18	-76,900.18
375 - PARK AND REC TOURISM	0.00	0.00	250,369.80	282,963.90	282,963.90
377 - BUILD GRANT MS 182 / MLK	0.00	0.00	1,386,893.58	691,073.23	691,073.23
700 - STARK/HOSPITAL ROAD EXP/	0.00	0.00	0.00	-9.94	-9.94
Report Surplus (Deficit):	0.00	0.00	4,598,509.35	-2,360,081.92	-2,360,081.92



Starkville Utilities – Electric Division
Budget Year 2026 (10/2025-9/2026) Report
For the Period Ending January 31, 2026

****PRELIMINARY**

	Total 2026 Budget	Period Activity	Budget Year-to-Date Activity	Variance Favorable (Unfavorable)	Percent Used
<u>Revenues</u>					
Electric Sales	\$ 42,238,774	\$ 3,817,559	\$ 14,558,442	(27,680,332)	34.47%
Other Revenue	3,681,123	122,775	\$ 756,974	(2,924,149)	20.56%
Total Revenue	\$ 45,919,897	\$ 3,940,334	\$ 15,315,416	(30,604,481)	33.35%
<u>Expenses</u>					
Purchased Power Expense	\$ 34,303,066	\$ 3,057,979	\$ 11,038,618	23,264,448	32.18%
Payroll Expenses	3,474,350	396,282	\$ 1,116,553	2,357,797	32.14%
Operating Expenses	2,182,000	231,341	\$ 643,887	1,538,113	29.51%
Maintenance Expense	1,630,000	101,278	\$ 550,041	1,079,959	33.74%
Capital Expense	2,320,000	280,306	\$ 936,916	1,383,084	40.38%
Debt Expense	645,481	578,534	\$ 578,534	66,947	89.63%
Tax Equivalency	1,365,000	113,750	\$ 455,000	910,000	33.33%
Total Expenses	\$ 45,919,897	\$ 4,759,470	\$ 15,319,549	30,600,348	33.36%
Total Revenue Over Expenses	\$ -	\$ (819,136)	\$ (4,133)	\$ (4,133)	

****Note: Actuals based on estimates due to timing of month-end close, final revenue billings, and month-end expense accruals.**



Starkville Utilities – Water & Sewer Division
Budget Year 2026 (10/2025-9/2026) Report
For the Period Ending January 31, 2026

****PRELIMINARY**

	Total 2026 Budget	Period Activity	Budget Year-to-Date Activity	Variance Favorable (Unfavorable)	Percent Used
<u>Revenues</u>					
Water & Sewer Sales Revenues	\$ 12,967,721	\$ 863,414	\$ 3,536,323	(9,431,398)	27.27%
Other Revenues	12,047,030	50,580	\$ 216,879	(11,830,151)	1.80%
Total Revenues	\$ 25,014,751	\$ 913,994	\$ 3,753,202	(21,261,549)	15.00%
<u>Expenses</u>					
Payroll Expense	\$ 3,272,404	\$ 268,467	\$ 1,002,463	2,269,941	30.63%
Operating Expense	2,283,446	168,386	\$ 549,772	1,733,674	24.08%
Maintenance Expense	2,685,373	179,499	\$ 646,648	2,038,725	24.08%
Capital Expense	14,941,924	25,910	\$ 42,398	14,899,526	0.28%
Debt Expense	1,831,604	138,640	\$ 477,900	1,353,704	26.09%
Total Expenses	\$ 25,014,751	\$ 780,902	\$ 2,719,181	22,295,570	10.87%
Total Revenues Over Expenses	\$ -	\$ 133,092	\$ 1,034,021	\$ 1,034,021	

****Note: Actuals based on estimates due to timing of month-end close, final revenue billings, and month-end expense accruals.**

**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resources
AGENDA DATE: February 17, 2026
Page: 1

SUBJECT:

Consideration of the disciplinary actions recommended by Environmental Services and Sanitation Director Chris Smiley for a Starkville Sanitation Commercial Driver as a result of I.A. #02052026.

AMOUNT & SOURCE OF FUNDING:

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

Documentation Provided

REQUESTING DEPARTMENT:

Environmental Services and Sanitation Department
Human Resources Department

DIRECTOR'S AUTHORIZATION:

Chris Smiley, Environmental Services and Sanitation Director
Stacy L. Cobbins, Director of Human Resources

FOR MORE INFORMATION CONTACT:

Stacy L. Cobbins, Director of Human Resources

SUGGESTED MOTION:

Move approval of the disciplinary actions recommended by Environmental Services and Sanitation Director Chris Smiley for a Starkville Sanitation Commercial Driver as a result of I.A. #02052026.

**CITY OF STARKVILLE COVER SHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resources

AGENDA DATE: February 17, 2026

Page: 1

SUBJECT:

Request authorization to hire Dylan Brower and Zachary Corbo as Police Officer – Pre-Academy in the Starkville Police Department.

AMOUNT & SOURCE OF FUNDING:

Dylan Brower and Zachary Corbo – Non-exempt salaries for two (2) Police Officer – Pre Academy - @ \$47,667.65/year (\$21.32/hour) based on 2236 hours per year.

LINE ITEM

Budgeted from line item #001-201-420-103

AUTHORIZATION HISTORY:

These are replacement positions previously held by Marques Randolph and Blanca Randolph who resigned.

REQUESTING DEPARTMENT:

Starkville Police Department

DIRECTOR'S AUTHORIZATION:

Chief Mark Ballard, Chief of Police

FOR MORE INFORMATION CONTACT:

Chief Mark Ballard, Chief of Police
Stacy L. Cobbins, Director of Human Resources

SUGGESTED MOTION:

Move approval to hire Dylan Brower and Zachary Corbo as Police Officer – Pre Academy in the Starkville Police Department.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Parks & Recreation
AGENDA DATE: February 17, 2026
PAGE: Page 1 of 1

SUBJECT:

Consideration of approving permission to apply for funding from the America250 Mississippi Grants, 1. Program Grant and 2. Mini Grant, for the 4th of July Celebration.

SUMMARY:

These Grants were established by the America250 Mississippi Commission and the program aims to empower local organizations to honor their unique histories, foster a deeper understanding of Mississippi's vital role in the American story, and inspire meaningful engagement with our shared heritage.

The Parks and Recreation Department is seeking permission to apply for the Commission's Program Grant and Mini Grant to support Starkville's Annual 4th of July Celebration and related semi-quincentennial programming. The Program Grant offers up to \$10,000 with a required 1:1 match (including at least 10% cash) and supports large-scale public commemorative activities such as festivals, concerts, lecture series, living history programs, theatrical productions, local history initiatives, and similar events. The Mini Grant provides up to \$5,000 with a flexible 1:1 cash or in-kind match for small-scale, grassroots projects commemorating America250.

Approval to apply for these grants will position the City to enhance community engagement and strengthen the Annual 4th of July Celebration through expanded programming and resources.

Funding Source: Parks Budget

REQUESTING DEPARTMENT: Parks & Recreation

DIRECTOR'S AUTHORIZATION: Greg Owen

FOR MORE INFORMATION CONTACT:

Greg Owen @ 662-323-2294 or gowen@sportsfacilities.com

SUGGESTED MOTION:

Consideration of approving permission to apply for funding from the America250 Mississippi Grant Program for the 4th of July Celebration.



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 2-17-26
PAGE: 1 of 11

SUBJECT: Application for FY27 154AL Alcohol Impaired Driving Enforcement Grant. Requests permission to apply for grant funding for the continuation project of DUI enforcement. The grant is 100% reimbursable, funds 2 DUI officers, and approximately 600 hours in overtime for DUI enforcement.

AMOUNT & SOURCE OF FUNDING: \$141,018.00 FY27 154AL grant Mississippi Office of Highway Safety

FISCAL NOTE:

**REQUESTING
DEPARTMENT:** Starkville Police

**DIRECTOR'S
AUTHORIZATION:** Mark Ballard
CHIEF OF POLICE

FOR MORE INFORMATION CONTACT: Sgt. Christopher Jackson

PRIOR BOARD ACTION: Continuation Grant

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

DEADLINE:

AUTHORIZATION HISTORY: Move approval for the Starkville Police Department to apply for 100% reimbursable grant funding in the area of Driving Under the Influence Enforcement.

STAFF RECOMMENDATION:

FY27 MOHS IMPAIRED DRIVING GRANT APPLICATION (154/405)

Mississippi Office of Highway Safety

P.O. Box 1633
Canton, MS 39046
Phone: (601)391-4924
mohs@dps.ms.gov

1. Applicant Name: City of Starkville Mailing Address: 110 West Main Street Starkville, MS 39759 Telephone: 662-323-4131 E-Mail: c.jackson@cityofstarkville.org		2. Date: February 5, 2026										
		3. Beginning and Ending Dates: <u>X</u> Full Grant: (October 1, 2026 - September 30, 2027) ____ Mini Grant: (April 1, 2027 - September 30, 2027) ____ Special Wave (December 1, 2026 – January 31, 2027)										
		4. Subgrant Payment Method: <u>X</u> Cost Reimbursement Method										
		5. UEI # - JD6GFW5BX1L3										
		6. Congressional District- MS03										
7. Program Title: Impaired Driving Enforcement												
8. The following funds will be proposed for FY27 funding:												
A. COST CATEGORY		B. SOURCE OF FUNDS										
(1) Personal Services-Salary	\$141,018.00	(1) Federal	\$141,018.00									
(2) Personal Services-Fringe (State Only)		(2) State										
(3) Contractual Services		(3) Local										
(4) Travel		(4) Other										
(5) Equipment												
(6) Commodities												
TOTAL		TOTAL	\$141,018.00									
9. The applicant agrees to operate the program outlined in this application in accordance with all provisions as included herein. The following sections are attached and incorporated into this application: <table border="0"><tr><td>Project Identification</td><td>Proposed Countermeasures</td><td>Personal Services</td></tr><tr><td>Contractual</td><td>Travel</td><td>Equipment</td></tr><tr><td>Commodities</td><td>Fringe (State Agency Only)</td><td></td></tr></table> All policies, terms, conditions, and provisions in the application provided to applicants, are also incorporated into this agreement, and applicant agrees to fully comply herewith.				Project Identification	Proposed Countermeasures	Personal Services	Contractual	Travel	Equipment	Commodities	Fringe (State Agency Only)	
Project Identification	Proposed Countermeasures	Personal Services										
Contractual	Travel	Equipment										
Commodities	Fringe (State Agency Only)											
10. Approved Signature of Authorized Official (Mayor/Board of Supervisor President/Commissioner) for Jurisdiction to Apply:		MOHS USE Only:										
Signature _____ Date _____												
Print Name:												
Title:												

The Mississippi Office of Highway Safety is requesting the information below to determine if a applicant had prior experience with the same or similar sub-awards.

This section must be filled out completely for all project applications.

Please answer YES or NO to the questions below.	YES	NO	N/A
Has the agency had federal or state grants similar to the MS Office of Highway Safety grant?	X		
Has the agency had at least 3 years' experience with federal grants?	X		
Has the department staff remained unchanged during the 2026 grant year (October 2025 – current)?	X		
Has the agency administration remained unchanged during the 2026 grant year? For example, is the Authorized Signatory Official, Sheriff, and/or Chief the same individual from (October 2025 – current)?	X		
Is the agency accounting system the same as the 2025 grant year (October 2024 – September 2025)?	X		
Has the agency received a federal award directly from a federal awarding agency (the Department of Justice, NHTSA, or another federal agency)? If YES , answer the questions below. If NO , type N/A for the questions below.	X		
If your agency receives, federal awards directly from a federal awarding agency, does the agency receive monitoring from that Federal awarding agency? For example, does your agency receive monitoring “directly” from the Department of Justice, NHTSA, or another federal agency? Please note, this question is not pertaining to the sub-grantee monitoring conducted by the Mississippi Office of Highway Safety. (If this question is not applicable to your agency, select N/A)	X		
If your agency receives direct monitoring from a Federal awarding agency, did the federal agency determine that there were no financial or compliance issues? (If this question is not applicable to your agency, select N/A)	X		

Problem Identification: Location

This section must be filled out completely for all project applications.

City Name:	City of Starkville
County Name:	Oktibbeha County
Surrounding Counties:	Webster, Clay, Lowndes, Winston, Choctaw, Noxubee
Troop District:	District 5
Number of Officers in Agency:	75
Number of Officers to Work Grant:	73
Number of Square Miles:	25.8
Number of Population:	24,657
Major Roadways in the Area:	Hwy 12, Hwy 25, Hwy 82, Hwy 182, Hwy 389

Problem Identification Summary:

Alcohol Countermeasures (154AL) - Alcohol enforcement projects are strictly for **alcohol only** related activities, programs and projects.

Impaired Driving (405d) - Impaired Driving enforcement projects are strictly for **alcohol and drug** related activities, programs and projects.

Please provide a detailed problem identification description for the location that the grant will seek funding, such as high fatality/injury/crash areas, college/universities, factories, community events, alcohol related establishments, etc. **Please limit to 350 words for the Problem Identification Summary.**

The City of Starkville is host to thousands of visitors for various reasons, including college sporting events, concerts, and festivals. Art and music festivals, such as Bulldog Bash, also bring a large number of visitors to the area. Estimated attendance of MSU/ Starkville's annual Bulldog Bash is over 40,000. The night and social life has given way to more drinking establishments and changes in the social drinking ordinances. Because of this, the nightlife in Starkville has grown and multiplied vastly over the years. In addition to festivals, concerts, and sporting events, Starkville, or "Starkvegas," has become known as a party town. Whether attending an event or relaxing and vacationing in town, the increased number of residents and visitors along with the extended club hours has increased the number of tickets and DUI citations consistently over the past years.

Prior to the full implementation of traffic assisted grants in the City of Starkville as well as the County saw between 5-10 fatalities on a yearly basis. Since, the assistance of the grants utilized by our department, we are seeing these numbers decrease over recent years. Most violators have commented on the fact that they normally stay outside the city limits of Starkville because there is an understanding that if you are caught in the city of Starkville driving impaired that you will be arrested and convicted.

In recent years we have seen a drastic increase with those under the influence of either illegal or prescription narcotics. With this new trend SPD sent two DUI officers to Advanced Roadside Impaired Driving Enforcement training. As well as the department's patrol division being trained in SFST.

This additional knowledge has helped in identifying those driving impaired for either alcohol or narcotics. More times than not we are finding offenders who are both alcohol and narcotic influenced. It is our task to continue to keep the highways and streets safe for every student, visitor and resident.

Proposed Target, Performance Measure and Strategies to be achieved during FY27:

See Grant Funding Guidelines for information on correct format and information needed under this section. Must be specific, measurable (include hard numbers from previous year), detailed outline of program activities and projected achievements during grant period.

Alcohol Countermeasures (154AL) - Alcohol enforcement projects are strictly for alcohol only related activities, programs and projects. Agencies must have a presence of alcohol related fatalities, injuries, and citations in service. Alcohol programs will work national priority program blitz campaigns of Drive Sober or Get Pulled Over. The alcohol program is to work within the state to reduce alcohol related DUI fatalities and injuries through high visibility enforcement, checkpoints, saturation patrols and earned media.

Impaired Driving (405d) - The Impaired Driving program is for enforcement agencies working to reduce alcohol and drug related fatalities on roadways. Agencies must have a presence of alcohol and drug related fatalities, injuries, and citations in service. Impaired Driving programs will work national priority program blitz campaigns of Drive Sober or Get Pulled Over. Grant funds are to reduce alcohol and drug related fatalities and injuries through high visibility enforcement, checkpoints, saturation patrols and earned media.

Please use 2023 fatality and injury data.

Target for Enforcement Project-Alcohol Countermeasures (154AL): Please select “reduce or maintain”.

The jurisdiction/agency will (reduce) the number of alcohol related **fatalities** from 2 in 2023 to 1 by the end of 2027.

The jurisdiction/agency will (reduce) the number of alcohol related **injuries** from 9 in 2023 to 6 by the end of 2027.

Performance Measures for Enforcement Project: Continuation Projects should use 2025 grant funded citation data, if available. If your agency has never applied for grant funds or has not applied in several years, please start your “grant funded” citations at “0”. If you are requesting 405 D-Impaired Driving Funding, you must include a performance measure for alcohol and a performance measure for impaired (drug). **Please select “increase or maintain”.**

(Increase) the number of grant funded DUI Arrest citations from 179 in FY25 to 210 in FY27.

**** If applying for (405 D) fund: Please include measure listed below****

(Increase or Maintain) the number of grant funded DUI Other (drug) citations from _____ in FY25 to _____ in FY27.

Strategies for Project:

- Conduct at least 12 checkpoints during year. (Enforcement Only)
- Conduct at least 25 saturation patrols during year. (Enforcement Only)
- Conduct at least 2 alcohol presentations during year (If Applicable for 154 Alcohol Funding Grants Only with a Individual Officer)
- Will there be Law Enforcement Instructor training (SFST, ARIDE, DRE) hours/time conducted and/or claimed during grant period? (**Individual Officers Only**-This is a requirement for instructors to receive reimbursement)

X Yes _____ No

Instructor Training Note

The instructor training is allowable on the specific grant based on funding source:

- 154 Alcohol Funding – SFST only
- 405D Alcohol and Drug Funding – SFST, ARIDE, DRE

ARIDE and DRE Instructor Training is unallowable on a 154 Alcohol Grant.

FY27 Proposed Program Coordination:

If grant is awarded, please identify the following persons that will be working on grant activities and will be responsible for the grant. **NOTE: The signatory official is the Mayor, Board of Supervisors President, or Commissioner**

Name of Chief/Sheriff/Partner: Mark Ballard	Name of Project Director: Christopher Jackson
Phone Number: 662-323-4131	Phone Number: 662-769-4425
Email Address: mballard@cityofstarkville.org	Email Address: c.jackson@cityofstarkville.org

Name of Financial Manager: Webb Corban	Name of Signatory Official: Lynn Spruill
Phone Number: 662-323-2525	Phone Number: 662-323-2525
Email Address: w.corban@cityofstarkville.org	Email Address: l.spruill@cityofstarkville.org

FY27 Proposed Program Coordination:
Proposed Project Staff for Grant Responsibilities:

Submit information for proposed project staff that will be funded with federal funds under the grant agreement. All expenses must be in accordance to current state and federal guidelines.

Unallowable Personnel Expenses for FY27: Fringe benefits (FICA & Retirement) and health insurance will not be allowable personnel expenses during FY27 for local law enforcement agencies. Fringe benefits is only allowable for state agencies.

The **Special Traffic Enforcement (STEP) Officer(s)** work Overtime Enforcement Only grants. On this project, the STEP officer is defined as a non-individual officer. All grant funded hours worked as a STEP Officer must be over and beyond the officer's normal work hours for his/her agency.

The **Individual Officer(s)** on this project is defined as an officer working enforcement at approximately 2080 hours at an approximate rate of pay per hour. (Continuation Projects Only)

Individual Officer Criteria: The MS Office of Highway Safety may provide funding for a currently approved Individual DUI Officer. In order to maintain funding for an individual officer, an agency must be a continuation project and meet 60% of the following criteria:

- At least (1) DUI Fatal in 2023;
- At least (1) DUI Injury in 2023;
- Top 30 Alcohol or Drug Fatality County;
- FY25 Grant Funded Arrests of 52 or higher, per officer;
- Met or Exceeded Performance Measures agreed upon by agency in FY25 Grant Agreement

Personnel Title:	% of Time	Regular Rate of Pay	Overtime Rate of Pay	# of Hours	Total
DUI #1	100	26.25	39.38	2236	\$58,695.00
DUI #2	100	26.25	39.38	2236	\$58,695.00
DUI Enforcement Overtime	100		39.38	600	23,628.00

The regular and overtime rate of pay noted above should be the rate of pay the officer is paid by your agency. The rate of pay should not be increased for grant purposes. If approved for funding, all pay rates requested for reimbursement will be verified with the agency check stub and/or agency payroll documentation.

(STATE AGENCY ONLY)

Fringe Amounts: When a State enforcement agency includes overtime salary or wages, traffic safety funds can pay for the additional cost of fringe benefits (FICA and Retirement only).

Submit information for proposed fringe amounts per project staff that will be funded with federal funds under the grant agreement.

Personnel:	Fringe Item (FICA and/or Retirement):	%	Total
Total Fringe:			

FY27 Proposed Contractual Services Expenses:

Include a detailed assessment of contractual services within the program area in which you will be applying. Also, include a cost estimate for all contractual needs (rental, shipping costs, etc.). All expenses must be in accordance to current state and federal guidelines.

Type of Contractual Service Expenses:	Quantity/Amount of Service/Amount per Month:	Total Costs of Expenses:
Total Contractual Service Expense:		

FY27 Proposed Travel Expenses:

Include a detailed assessment of travel needs within the program area in which you will be applying. Also, include a cost estimate for all travel needs (airfare, hotel, hotel taxes, per diem, mileage, parking, baggage, and gratuity). All expenses must be in accordance to current state and federal guidelines.

Type of Travel:	Number of People:	Cost:	Total:
Total Travel Expense:			

FY27 Proposed Equipment:

Grant funding must be tied to performance, data and problem identification. Applicants that are requesting equipment only applications will **not** be funded. Please list the cost for each piece of equipment requested.

Important Note: MOHS defines major equipment as “...each item \$1,000.00” or more. All computers regardless of value are considered equipment. All other items must be requested under Commodities.

Federal guidelines require equipment purchased must be essential to the project. If any equipment is requested in the application, **please include quotes (0 to \$5,000.00 requires one quote, over \$5,000.00 requires two quotes)** for the equipment, equipment descriptions and a thorough explanation of the use of the equipment and how it will impact the target and the agency problem identification.

All equipment must be approved by MOHS and/or NHTSA, be included on the Conforming Product List (CPL) and must be used specifically for the purposes for which is purchased. CPL list can be found at:

Unallowable equipment for FY27: Guns, Ammunition, Uniforms, Vehicles, Body Armor and Body Cameras. Radar and lidars are unallowable under alcohol/impaired funding sources.

Type of Equipment:	# Requested:	Cost Per Item (Quote Required):	Line Total:
Total Equipment Expense:			

FY27 Proposed Commodities:

Include a detailed assessment of other grant expenses within the program area in which you are applying. Also, include a cost estimate for all additional grant expenses (mouthpieces, gloves, traffic safety cones, flashlights, reflective safety vests, etc.). All expenses must be in accordance to current state and federal guidelines.

Federal guidelines require commodities purchased must be essential to the project. If any commodities are requested in the application, **please include quotes (0 to \$5,000.00 requires one quote, over \$5,000.00 requires two quotes)** for the commodities, commodities descriptions and a thorough explanation of the use of the commodities and how it will impact the target and the agency problem identification.

Type of Commodity Expenses:	Quantity	Cost Per Item (Quote Required):	Total of Expense:
Total of Commodity Expenses:			

Mississippi Office of Highway Safety

MOHS FY27 Application Submission

The application submitted to the MOHS is a request for funds. Funding is based on funds available to the MOHS through federal and state funds. Application requests received are not guaranteed and will be subject to be adjusted, as funding is available.

Each application will be reviewed by the MOHS staff and management for application completeness, data provided, citation information, budget requests of personnel, contractual services, travel, equipment and other expenses requested to enhance the already existing program. The proposed targets, performance measure and strategies are also reviewed for effectiveness and efficiency.

Applications received from continuation grant agencies will be reviewed by MOHS staff and management for application completeness, data provided, citation information, budget requests of personnel, contractual services, travel, equipment and other expenses requested to enhance the already existing program. Grants will also be funded based on the review of past grant performance of meeting targets and performance measures, expenditure of previous grant funds and information from program documentation and assessments.

The MOHS grant program is a data driven program and all applications must represent a need and the ability to help reach the State's target and performance measures to help reduce fatalities, crashes and injuries.

Submission of Financial Audit

All applicants for the FY27 MOHS Grant Application must submit a copy of the most recent A-133 financial audit from the requesting agency. If your agency doesn't meet the requirement for an A-133 Audit, you should submit the most recent financial audit. If an audit is not included with the grant application, the application will not be considered for funding eligibility.

Incomplete Applications:

If all sections of this Application are not filled out, documentation provided and/or justifications provided, this Application will not be considered for review and/or approval. This includes missing signatures.

Agreement of Understanding and Compliance:

The Agreement of Understanding and Compliance documents will be attached within the FY27 Grant Agreement. The Applicant will be required to sign all compliance documents upon receipt of the finalized Grant Agreement between the State, MOHS and applicant. Certifications and assurances will be included in the Grant Agreement.



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 2-17-26
PAGE: 1 of 11

SUBJECT: Application for FY27 402 Police Traffic Services Grant. Requests permission to apply for grant funding for the continuation project of PTS enforcement (Seatbelt grant). The grant is 100% reimbursable, funds approximately 680 hours in overtime for traffic enforcement and speed detection equipment.

AMOUNT & SOURCE OF FUNDING: \$27,784.40 FY27 154AL grant Mississippi Office of Highway Safety
FISCAL NOTE:

**REQUESTING
DEPARTMENT:** Starkville Police

**DIRECTOR'S
AUTHORIZATION:** Mark Ballard
CHIEF OF POLICE

FOR MORE INFORMATION CONTACT: Sgt. Christopher Jackson

PRIOR BOARD ACTION: Continuation Grant

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

DEADLINE:

AUTHORIZATION HISTORY: Move approval for the Starkville Police Department to apply for 100% reimbursable grant funding in the area of Police Traffic Services Enforcement.

STAFF RECOMMENDATION:

FY27 MOHS POLICE TRAFFIC SERVICES GRANT APPLICATION (402)

Mississippi Office of Highway Safety

P.O. Box 1633

Canton, MS 39046

Phone: (601)391-4924

mohs@dps.ms.gov

1. Applicant Name: City of Starkville Mailing Address: 110 West Main Street Starkville, MS 39759 Telephone: 662-323-4131 E-Mail: c.jackson@cityofstarkville.org		2. Date: February 5, 2026	
		3. Beginning and Ending Dates: <u>X</u> Full Grant: (October 1, 2026 - September 30, 2027) ____ Mini Grant: (April 1, 2027 - September 30, 2027) ____ Special Wave (May 1, 2027 – June 30, 2027)	
		4. Subgrant Payment Method: <u>X</u> Cost Reimbursement Method	
		5. UEI # - JD6GFW5BX1L3	
		6. Congressional District- MS03	
7. Program Title: Police Traffic Services			
8. The following funds will be proposed for FY27 funding:			
A. COST CATEGORY		B. SOURCE OF FUNDS	
(1) Personal Services-Salary		(1) Federal	\$22,664.40
(2) Personal Services-Fringe (State Only)		(2) State	
(3) Contractual Services		(3) Local	
(4) Travel		(4) Other	
(5) Equipment			\$5,120.00
(6) Commodities			
TOTAL		TOTAL	\$27,784.40
9. The applicant agrees to operate the program outlined in this application in accordance with all provisions as included herein. The following sections are attached and incorporated into this application:			
Project Identification Contractual Commodities		Proposed Countermeasures Travel Fringe (State Agency Only)	
		Personal Services Equipment	
All policies, terms, conditions, and provisions in the application provided to applicants, are also incorporated into this agreement, and applicant agrees to fully comply herewith.			
10. Approved Signature of Authorized Official (Mayor/Board of Supervisor President/Commissioner) for Jurisdiction to Apply:		MOHS USE Only:	
Signature _____ Date _____			
Print Name:			
Title:			

The Mississippi Office of Highway Safety is requesting the information below to determine if a applicant had prior experience with the same or similar sub-awards.

This section must be filled out completely for all project applications.

Please answer YES or NO to the questions below.	YES	NO	N/A
Has the agency had federal or state grants similar to the MS Office of Highway Safety grant?	X		
Has the agency had at least 3 years' experience with federal grants?	X		
Has the department staff remained unchanged during the 2026 grant year (October 2025 – current)?	X		
Has the agency administration remained unchanged during the 2026 grant year? For example, is the Authorized Signatory Official, Sheriff, and/or Chief the same individual from (October 2025 – current)?	X		
Is the agency accounting system the same as the 2025 grant year (October 2024 – September 2025)?	X		
Has the agency received a federal award directly from a federal awarding agency (the Department of Justice, NHTSA, or another federal agency)? If YES , answer the questions below. If NO , type N/A for the questions below.	X		
If your agency receives, federal awards directly from a federal awarding agency, does the agency receive monitoring from that Federal awarding agency? For example, does your agency receive monitoring “directly” from the Department of Justice, NHTSA, or another federal agency? Please note, this question is not pertaining to the sub-grantee monitoring conducted by the Mississippi Office of Highway Safety. (If this question is not applicable to your agency, select N/A)	X		
If your agency receives direct monitoring from a Federal awarding agency, did the federal agency determine that there were no financial or compliance issues? (If this question is not applicable to your agency, select N/A)	X		

Problem Identification: Location

This section must be filled out completely for all project applications.

City Name:	City of Starkville
County Name:	Oktoberbeha County
Surrounding Counties:	Webster, Clay, Lowndes, Winston, Choctaw, Noxubee
Troop District:	District 5
Number of Officers In Agency:	75
Number of Officers to Work Grant:	73
Number of Square Miles:	25.8
Number of Population:	24,657
Major Roadways in the Area:	Hwy 12, Hwy 25, Hwy 82, Hwy 182, Hwy 389

Problem Identification Summary:

Police Traffic Services (402 PT) - Police Traffic Services enforcement projects are for seatbelt, child restraint, and speed related activities, programs, and projects.

Please provide a detailed problem identification description for the location that the grant will seek funding, such as high unbelted and speed areas, high fatality/injury/crash areas, college/universities, factories, community events, etc. **Please limit to 350 words for the Problem Identification Summary.**

During the school year, Starkville hosts thousands of visitors for various reasons including college sporting events, concerts, business events and festivals. Estimated attendance at the annual Bulldog Bash is about 45,000. During the past years, additional bar and club establishments have been opened, and cold beer sales were approved. With the wide variety of the types of clubs, the nightlife in Starkville has grown exponentially. In addition to festivals, concerts, and sporting events, Starkville has a ever-revolving population of students, ranging in ages 17-24. The increased number of residents and visitors along with extended club hours have increased the number of seat belt, child restraints and speeding citations consistently over the past years were students and parents are arriving for the first time in Starkville.

Prior to the full implementation of traffic assisted grants in the city, Starkville as well as the county saw between 5-10 fatalities on a yearly basis. Many of the serious injuries and fatalities throughout the nation are related directly to speeding and failure to wear safety belts, and the City of Starkville is no different in this aspect. When talking with those in the community it is obvious that the work done in relation to Speeding and Seat Belt usage is being taken seriously. These people comment a citation is most likely the outcome if seen by an officer on patrol in our city when in violation.

Starkville maintains a dedicated motorcycle unit for traffic enforcement. The motorcycle unit has expanded form a capability of two motors officer to three, they began to focus more on the problems related to traffic.

Problem Identification

Proposed Target, Performance Measure and Strategies to be achieved during FY27:

See Grant Funding Guidelines for information on correct format and information needed under this section. Must be specific, measurable (include hard numbers from previous year), detailed outline of program activities and projected achievements during grant period.

Police Traffic Services (402 PT) - The traffic enforcement necessary to directly impact fatalities and injuries which includes all aspects of traffic enforcement in the combined areas of Occupant Protection, Child Restraint and Speed. Police Traffic Service programs will work the national priority program blitz campaign Click It or Ticket.

Please use 2023 fatality and injury crash data.

Target for Enforcement Project-Police Traffic Services (402PT): Please select “reduce or maintain”.

The jurisdiction/agency will (maintain) the number of unbelted fatalities from 1 in 2023 to 1 by the end of 2027.

The jurisdiction/agency will (reduce) the number of unbelted injuries from 13 in 2023 to 10 by the end of 2027.

The jurisdiction/agency will (reduce or maintain) the number of speed fatalities from 0 in 2023 to 0 by the end of 2027.

The jurisdiction/agency will (reduce or maintain) the number of speed injuries from 27 in 2023 to 20 by the end of 2027.

Performance Measures for Enforcement Project: Continuation Projects should use 2025 grant funded citation data, if available. If your agency has never applied for grant funds or has not applied in several years, please start your “grant funded” citations at “0”. **Please select “increase or maintain”.**

(Increase) the number of grant funded Seatbelt citations from 104 in FY25 to 150 in FY27.

(Increase) the number of grant funded Child Restraint citations from 15 in FY25 to 25 in FY27.

(Increase or Maintain) the number of grant funded Speed citations from 36 in FY25 to 75 in FY27.

Strategies for Project:

- Conduct at least 12 checkpoints during year. (Enforcement Only)
- Conduct at least 30 saturation patrols during year. (Enforcement Only)

FY27 Proposed Program Coordination:

If grant is awarded, please identify the following persons that will be working on grant activities and will be responsible for the grant. **NOTE: The signatory official is the Mayor, Board of Supervisors President, or Commissioner**

Name of Chief/Sheriff/Partner: Mark Ballard	Name of Project Director: Christopher Jackson
Phone Number: 662-323-4131	Phone Number: 662-769-4425
Email Address: mballard@cityofstarkville.org	Email Address: c.jackson@cityofstarkville.org

Name of Financial Manager: Webb Corbin	Name of Signatory Official: Lynn Spruill
Phone Number: 662-323-2525	Phone Number: 662-323-2525
Email Address: w.corbin@cityofstarkville.org	Email Address: l.spruill@cityofstarkville.org

FY27 Proposed Program Coordination:
Proposed Project Staff for Grant Responsibilities:

Submit information for proposed project staff that will be funded with federal funds under the grant agreement. All expenses must be in accordance to current state and federal guidelines.

Unallowable Personnel Expenses for FY27: Fringe benefits (FICA & Retirement) and health insurance will not be allowable personnel expenses during FY26 for local law enforcement agencies. Fringe benefits is only allowable for state agencies.

The **Special Traffic Enforcement (STEP) Officer(s)** work Overtime Enforcement Only grants. On this project, the STEP officer is defined as a non-individual officer. All grant funded hours worked as a STEP Officer must be over and beyond the officer's normal work hours for his/her agency.

Personnel Title:	% of Time	Regular Rate of Pay	Overtime Rate of Pay	# of Hours	Total:
Overtime for PTS Enforcement	100	22.22	33.33	680	\$22,664.4

The regular and overtime rate of pay noted above should be the rate of pay the officer is paid by your agency. The rate of pay should not be increased for grant purposes. If approved for funding, all pay rates requested for reimbursement will be verified with the agency check stub and/or agency payroll documentation.

(STATE AGENCY ONLY)

Fringe Amounts: When a State enforcement agency includes overtime salary or wages, traffic safety funds can pay for the additional cost of fringe benefits (FICA and Retirement only).

Submit information for proposed fringe amounts per project staff that will be funded with federal funds under the grant agreement.

Personnel:	Fringe Item (FICA and/or Retirement):	%	Total
Total Fringe:			

FY27 Proposed Contractual Services Expenses:

Include a detailed assessment of contractual services within the program area in which you will be applying. Also, include a cost estimate for all contractual needs (rental, shipping costs, etc.). All expenses must be in accordance to current state and federal guidelines.

Type of Contractual Service Expenses:	Quantity/Amount of Service/Amount per Month:	Total Costs of Expenses:
Total Contractual Service Expense:		

FY27 Proposed Travel Expenses:

Include a detailed assessment of travel needs within the program area in which you will be applying. Also, include a cost estimate for all travel needs (airfare, hotel, hotel taxes, per diem, mileage, parking, baggage, and gratuity). All expenses must be in accordance to current state and federal guidelines.

Type of Travel:	Number of People:	Cost:	Total:
Total Travel Expense:			

FY27 Proposed Equipment:

Grant funding must be tied to performance, data and problem identification. Applicants that are requesting equipment only applications will **not** be funded. Please list the cost for each piece of equipment requested.

Important Note: MOHS defines major equipment as “...each item \$1,000.00” or more. All computers regardless of value are considered equipment. All other items must be requested under Commodities.

Federal guidelines require equipment purchased must be essential to the project. If any equipment is requested in the application, **please include quotes (0 to \$5,000.00 requires one quote, over \$5,000.00 requires two quotes)** for the equipment, equipment descriptions and a thorough explanation of the use of the equipment and how it will impact the target and the agency problem identification.

All equipment must be approved by MOHS and/or NHTSA, be included on the Conforming Product List (CPL) and must be used specifically for the purposes for which is purchased. CPL list can be found at:

Unallowable equipment for FY27: Guns, Ammunition, Uniforms, Vehicles, Body Armor and Body Cameras. Radar and lidars are unallowable under alcohol/impaired funding sources.

Type of Equipment:	# Requested:	Cost Per Item (Quote Required):	Line Total:
Lidar RLR	2	\$2,560.00	\$5,120.00
Total Equipment Expense:			\$5,120.00

FY27 Proposed Commodities:

Include a detailed assessment of other grant expenses within the program area in which you are applying. Also, include a cost estimate for all additional grant expenses (mouthpieces, gloves, traffic safety cones, flashlights, reflective safety vests, etc.). All expenses must be in accordance to current state and federal guidelines.

Federal guidelines require commodities purchased must be essential to the project. If any commodities are requested in the application, **please include quotes (0 to \$5,000.00 requires one quote, over \$5,000.00 requires two quotes)** for the commodities, commodities descriptions and a thorough explanation of the use of the commodities and how it will impact the target and the agency problem identification.

Type of Commodity Expenses:	Quantity	Cost Per Item (Quote Required):	Total of Expense:
Total of Commodity Expenses:			

Mississippi Office of Highway Safety

MOHS FY27 Application Submission

The application submitted to the MOHS is a request for funds. Funding is based on funds available to the MOHS through federal and state funds. Application requests received are not guaranteed and will be subject to be adjusted, as funding is available.

Each application will be reviewed by the MOHS staff and management for application completeness, data provided, citation information, budget requests of personnel, contractual services, travel, equipment and other expenses requested to enhance the already existing program. The proposed targets, performance measure and strategies are also reviewed for effectiveness and efficiency.

Applications received from continuation grant agencies will be reviewed by MOHS staff and management for application completeness, data provided, citation information, budget requests of personnel, contractual services, travel, equipment and other expenses requested to enhance the already existing program. Grants will also be funded based on the review of past grant performance of meeting targets and performance measures, expenditure of previous grant funds and information from program documentation and assessments.

The MOHS grant program is a data driven program and all applications must represent a need and the ability to help reach the State's target and performance measures to help reduce fatalities, crashes and injuries.

Submission of Financial Audit

All applicants for the FY27 MOHS Grant Application must submit a copy of the most recent A-133 financial audit from the requesting agency. If your agency doesn't meet the requirement for an A-133 Audit, you should submit the most recent financial audit. If an audit is not included with the grant application, the application will not be considered for funding eligibility.

Incomplete Applications:

If all sections of this Application are not filled out, documentation provided and/or justifications provided, this Application will not be considered for review and/or approval. This includes missing signatures.

Agreement of Understanding and Compliance:

The Agreement of Understanding and Compliance documents will be attached within the FY27 Grant Agreement. The Applicant will be required to sign all compliance documents upon receipt of the finalized Grant Agreement between the State, MOHS and applicant. Certifications and assurances will be included in the Grant Agreement.



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA DEPT: POLICE
DATE: FEBRUARY 17, 2026
PAGE: 1 of**

SUBJECT:

Request approval for updating the Police Proposed Progression Plan to include the rank of Lieutenant II, Sergeant II and Corporal II.

NOTE:

Lieutenant II base line of \$73,347.80

Sergeant II base line of \$66,106.70

Corporal II base line of \$62,150.40

The Proposed Progression Plan was budgeted for the fiscal year 2026

AMOUNT & SOURCE OF FUNDING:

LINE ITEM:

FISCAL NOTE:

**REQUESTING
DEPARTMENT: STARKVILLE POLICE DEPT**

**DIRECTOR'S
AUTHORIZATION: CHIEF MARK BALLARD**

FOR MORE INFORMATION CONTACT:

Chief Mark Ballard 662-769-4404
Captain Tyler Davis 662-323-4131
Sgt. Brandon Lovelady 662-323-4131

AUTHORIZATION HISTORY:

SUGGESTED MOTION:

Move approval for updating the Police Proposed Progression Plan to include the rank of Lieutenant II, Sergeant II and Corporal II.

Corporal 1

Appointment:

- This level is assigned at the discretion of the Chief of Police with written appointment documentation.

Supervisory and Specialty Training:

- Completion of supervisory or leadership training in the following categories:
 - Patrol Corporal: FTO certification
 - Investigations Corporal: I and I training and Basic Criminal Investigation
 - Narcotics Corporal: I and I training and Basic Narcotics Investigation
 - Administrative Corporal: Related certification

Additional Requirements:

Training in Incident Command

Fitness:

- Maintain a minimum score of 70 percent on the annual physical fitness exam

Discipline:

- No sustained internal investigations or suspensions within the previous 12 months

Corporal 2

Eligibility:

- Minimum of 1 years as Corporal 1 or equivalent supervisory experience from a comparable agency.

Training and Experience:

- Completion of First-Line Supervisor Certification
- Certification in an Instructorship (Instructorship must be an area of need in the Department and Officer must be an actively teaching instructor)

Performance Standards:

- Performance evaluations of 3.00 or higher

Fitness:

- Maintain a minimum score of 70 percent on the annual physical fitness exam

Discipline:

- No sustained internal investigations or suspensions within the previous 12 months
- Successfully train at least one probationary police officers, documented through FTO evaluations.
- Serve in a leadership role for at least one special event or operation with a completed after-action report.

Note: All ranks at this point are based on a promotion process.

Sergeant 1**Eligibility:**

- Minimum of 2 years of total law enforcement experience
- Completion of a First-Line Supervisor Course of at least 40 hours
- Completion of IS-200 Incident Command certification
- Instructorship maintained with active instruction

Leadership Responsibilities:

- Submit an after-action review for each supervised detail
- Submit monthly written status reports covering patrol inspections
- Served as Supervisor of special event
- Participate in weekly command-level briefings
- Participation in community events

Fitness:

- Maintain a minimum score of 70 percent on the annual physical fitness exam

Discipline:

- No sustained internal investigations or suspensions within the previous 12 months

Sergeant 2

Eligibility:

- Minimum of two years as Sergeant 1
- Instructorship maintained with active instruction

Training:

- Completion of Police Supervision training of at least 40 hours
- Completion of the following:
 - o Internal Affairs
 - o Risk management training
 - o Disciplinary Action training

Performance and Strategic Duties:

- Participate in a leadership role for at least one major operation or ICS-based training scenario per year.

Leadership Responsibilities:

- Develop and coordinate annual training plans covering 100 percent of assigned personnel.
- Maintain an annual performance evaluation score of 3.00 or higher.

Fitness:

- Maintain a minimum score of 70 percent on the annual physical fitness exam

Discipline:

- No sustained internal investigations or suspensions within the previous 12 months

Lieutenant 1

Eligibility:

- Minimum of two years of service as a Sergeant 2
- Instructorship maintained with active instruction

Training:

- Completion of 40-hour Command College
- Completion of Supervisors Critical Incident course

Performance and Strategic Duties:

- Supervise 1 bureau or operational area (e.g., Patrol, Investigations, Special Ops).
- Manage Kronos
- Consistent Mentoring and Developing Sgt.

Leadership Development:

- Annual performance evaluation score of 3.00 or higher
- Totality of Internal Affairs
- Totality of Disciplinary Actions

Fitness:

- Maintain a minimum score of 70 percent on the annual physical fitness exam

Discipline:

- No sustained internal investigations or suspensions within the previous 12 months

Lieutenant 2

Eligibility:

- Minimum of two years as Lieutenant 1

Training:

- Completion of executive leadership training
- Completion of advanced risk management and media relations training

Leadership Development:

- Serve as the assigned supervisor or commander for Internal Affairs, risk management functions, or internal audits, documented by written assignment.

- Oversee a minimum of one internal audit or internal investigation cycle per year, including case assignment, progress tracking, and final review documentation.
- Review and approve all assigned Internal Affairs findings, recommendations, or corrective actions within established timelines.

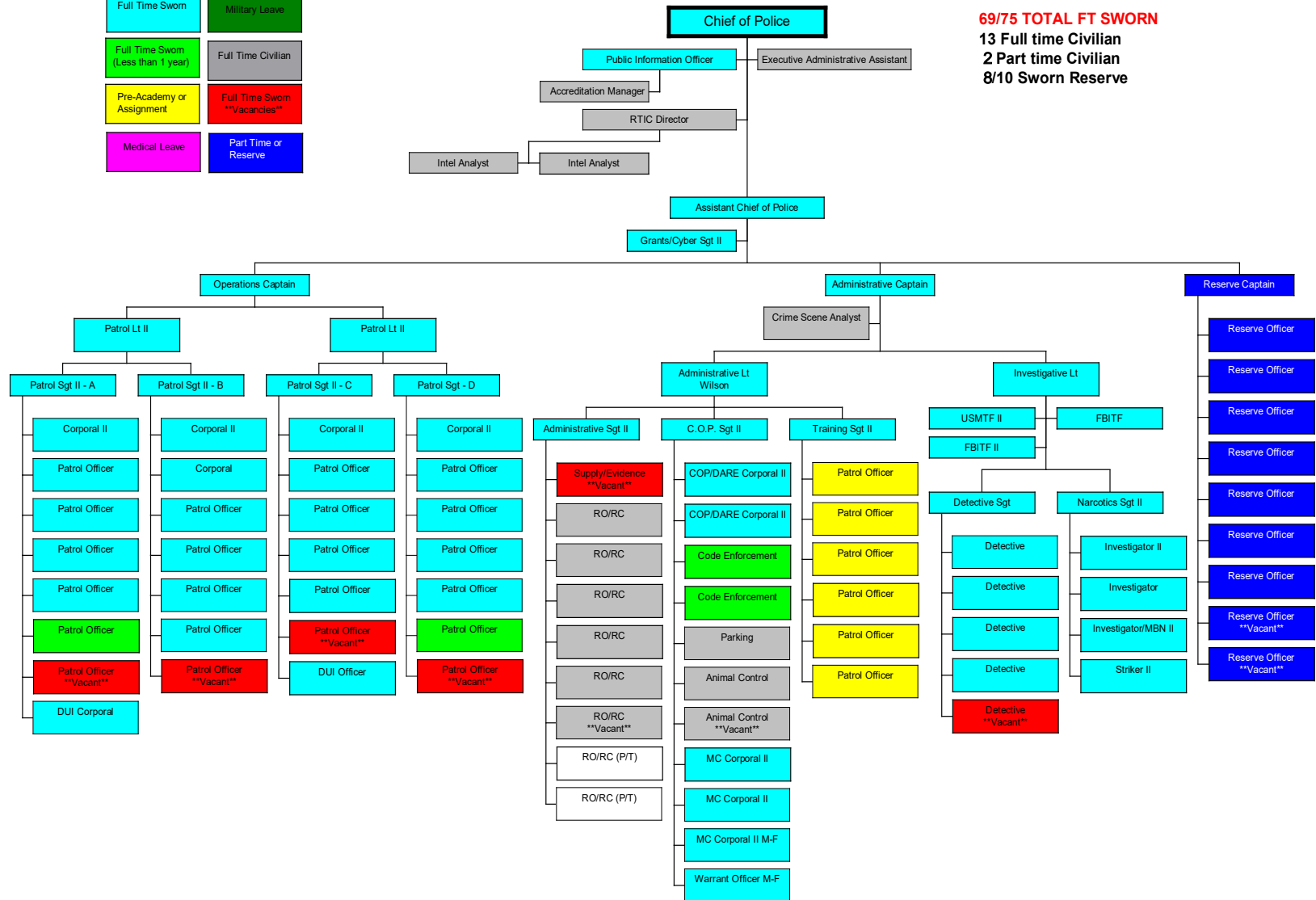
Fitness:

- Maintain a minimum score of 70 percent on the annual physical fitness exam

Discipline:

- No sustained internal investigations or suspensions within the previous 12 months

Full Time Sworn	Military Leave
Full Time Sworn (Less than 1 year)	Full Time Civilian
Pre-Academy or Assignment	Full Time Sworn **Vacancies**
Medical Leave	Part Time or Reserve





**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Utilities
AGENDA DATE: February 17, 2026
PAGE: 1

SUBJECT: Request authorization to accept the low quote from USABlueBook in the amount of \$35,775.04 for replacement equipment for Water Treatment facilities.

AMOUNT & SOURCE OF FUNDING: 2025/2026 Budget

FISCAL NOTE: We received two quotes for chemical feed equipment for Water Treatment facility.

Quote 1: USABlueBook	\$35,775.04
Quote 2: Nova Tech International	\$42,732.00

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT:** Utilities

**DIRECTOR'S
AUTHORIZATION:** Edward Kemp, General Manager

FOR MORE INFORMATION CONTACT: Edward Kemp (662)323-3133 ext. 1101

This is replacement equipment for water treatment facilities for chemical feed tanks and pumps. The quote consists of 4 chemical saturator tanks and seven chemical feed pumps. We are replacing end-of-life equipment and standardizing equipment types across all facilities for redundancy and interchangeable equipment.

SUGGESTED MOTION:

Move approval to accept the low quote from USABlueBook in the amount of \$35,775.04 for equipment for Water Treatment facility.

QUICK ADD

ORDER SUMMARY



LMI-28850 (/LMI-28850)

LMI Upflow Fluoride Saturator with 50 Gallon Tank

\$5,069.00

Amount: \$20,276.00

(/LMI-28850)

Edit (/LMI-28850?quantity=4&source=cart&internalid=item26451set509969) Save for Later Remove

SUBTOTAL 11 ITEMS

\$42,732.00

Subtotal Does Not Include Shipping Or Tax

ESTIMATE TAX & SHIPPING

HAVE A PROMO CODE?

PROCEED TO CHECKOUT



LMI-C911-362SI (/LMI-C911-362SI)

LMI Series C Metering Pump, 2.5 GPH @ 150 PSI, 115 VAC

\$3,208.00

Amount: \$22,456.00

(/LMI-C911-362SI)

Edit (/LMI-C911-362SI?quantity=7&source=cart&internalid=item28699set509968) Save for Later Remove

RECENTLY VIEWED



(/LMI-28850)

LMI-28850 (/LMI-28850)

\$5,069.00



(/LMI-C911-362SI)

LMI-C911-362SI (/LMI-C911-362SI)

\$3,208.00

YOU MAY ALSO LIKE



Enter search terms (product name, part #, keywords, etc.)

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11

Shopping cart

LAST ADDED PRODUCTS TO YOUR SHOPPING CART





LMI Fluoride Saturator
4 each



60 GPD; 150 PSI; C111-363SI LMI Series C1 Feed Pump
7 each

Enter an item number and press 'Enter' to load the product information and variants. Tab to select variant product to the list.

Product name or item number...

View shopping cart

Checkout

My shopping cart

Product	Price	Quantity	UOM	Total
 60 GPD; 150 PSI; C111-363SI LMI SERIES C1 FEED PUMP Item No.: 73122 ViewDelete	\$ 2,570.00	7	each	\$ 17,990.00
 LMI FLUORIDE SATURATOR Item No.: 61170 Qty 3 = 9% ViewDelete	\$ 4,886.00	4	each	\$ 17,785.04

Shopping cart details

+ Enter Discount code

Items (2 units)	\$ 35,775.04
Estimated Tax	\$ 0.00
Total	\$ 35,775.04
Unit total: 11 units of 2 items	

Recalculate shopping cart

Empty shopping cart

Proceed to checkout

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**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Utilities
AGENDA DATE: February 17, 2026
PAGE: 1

SUBJECT: Request authorization to accept the low quote from Hollis Brother Electric & Refrigeration Co., INC in the amount of \$17,220.00 for replacement of the HVAC unit at the Wastewater Treatment Plant Admin Office.

AMOUNT & SOURCE OF FUNDING: 2025/2026 Budget

FISCAL NOTE: We received two quotes for replacement of the failed HVAC unit

Quote 1: Hollis Brother Electric & Refrigeration Co., INC	\$17,220.00
Quote 2: Upchurch Service LLC	\$20,500.00

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT:** Utilities

**DIRECTOR'S
AUTHORIZATION:** Edward Kemp, General Manager

FOR MORE INFORMATION CONTACT: Edward Kemp (662)323-3133 ext. 1101
This is to replace the old HVAC unit at the admin building at the Wastewater Treatment Plant. It has failed and is need of replacement.

SUGGESTED MOTION:

Move approval to accept the low quote from Hollis Brother Electric & Refrigeration Co., INC in the amount of \$17,220.00 for replacement of the HVAC unit at the Wastewater Treatment Plant.

PROPOSAL

HOLLIS BROTHER ELECTRIC & REFRIGERATION COMP., INC.

PO Box 735 Starkville, MS 39760

662-323-1543 Fax 662-323-1546

Proposal submitted to: Waste Water Plant
Phone: 662-323-7211
Email: tware@starkvilleutilities.com
Date: 01/30/2026
Job name:
Job location: 305 Sand Rd
Starkville, MS 39759

Specifications and estimates for:

Remove old unit and install new 7 ½ ton air handler, strip heat and condenser

\$17,220.00 total

We propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

-----Seventeen Thousand Two Hundred Twenty Dollars-----

Authorized
Signature _____ Date _____

Acceptance of
Proposal _____ Date _____

Note: Prices are good for 30 days.

All prices are subject to 7% state sales tax unless otherwise noted or exempt.



Upchurch Service LLC
741 Ridgewood Road
Ridgeland, MS 39157

Proposal

Starkville Utilities
305 Sand Road
Starkville, MS 39759

February 4, 2026

Attn: Thomas Ware

Reference: Wastewater Plant Admin Building: Replace Existing Trane 7.5-ton R-22 Split System with new Trane 7.5-ton 454b Refrigerant Split System. Existing system is a 2003 year model that uses R-22 and has a failed compressor, condenser fan motor, and heat strips found on recent service call.

Scope of Work:

- Coordinate work to be performed with Thomas
- Work to be performed during normal working hours
- Lock and tag out electrical service to unit
- Recover refrigerant for proper disposal
- Disconnect electrical, drain, and copper from unit
- Remove existing indoor and outdoor unit and properly dispose
- Provide and install new Trane 7.5-ton 454b split system
- Connect to existing electrical, copper, and duct
- Leak test and evacuate system below 500 microns
- Provide and charge system with new R454B refrigerant
- Start system and verify proper operation
- Clean up work area

Price: \$20,500.00 plus applicable taxes

New unit has 3-4day lead time.

Price Valid for 10 Days

Exclude any work outside above scope

"This proposal / quote reflects current material and equipment pricing; however, due to economic volatility, including but not limited to changes in tariffs, supplier surcharges, and supply chain restrictions prices are subject to change without notice. Final pricing will be confirmed at the time of purchase."

Thank You

Upchurch Services LLC
Account Representative
Cell: (601) 201-7955
stanksley@upchurchus.com

www.upchurchus.com



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Utilities
AGENDA DATE: February 17, 2026
PAGE: 1

SUBJECT: Request authorization to renew agreement with ChemPro Service for herbicide spraying for utility easements and additive areas at the same prices as the 2025 contract.

AMOUNT & SOURCE OF FUNDING: 2025/2026 Budget

FISCAL NOTE:

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT:** Utilities

**DIRECTOR'S
AUTHORIZATION:** Edward Kemp, General Manager

FOR MORE INFORMATION CONTACT: Edward Kemp 323-3133

Chempro has provided utility easement spraying for the past few years. They are offering to provide the same service at the same price for the upcoming season. There is a provision in the existing agreement for a contract renewal.

The areas sprayed are cross country areas where there are main lines going through undeveloped areas and along creeks.

It is important to manage the vegetation along these main water and sewer transmission lines for inspections, future maintenance and access.

It also includes areas around electric substations, lay-down yards, pad mounted transformers, wastewater treatment plant, new construction and rehab yard, and trim cane lagoon- all at the same rates as last year.

SUGGESTED MOTION:

Move approval to renew agreement with ChemPro Service for herbicide spraying for utility easements and additive areas at the same prices as the 2025 contract.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Utilities
AGENDA DATE: February 17, 2026
PAGE: 1

SUBJECT: Request authorization to advertise for bids for the Water Well No. 9 Construction project.

AMOUNT & SOURCE OF FUNDING: Capital Improvement Funds / Utility Bond

FISCAL NOTE:

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT:** Utilities

**DIRECTOR'S
AUTHORIZATION:** Edward Kemp

FOR MORE INFORMATION, CONTACT: Edward Kemp

Construction of the new water well was identified as a priority in the overall assessment. We have started the design, and this will initiate securing a contractor to that could perform the water well drilling portion of the contract. We want to go ahead and advertise this to get on the schedule as the contractors are in high demand. Based on the feedback of our consulting engineer, we believe we can have this water well completed and online at the end of this calendar year. Based on the water model demand and recommendation from our engineer, it is proposed to install this water well at the location of our current operation center site. A full design and site of plan will be presented to the board once it becomes more finalized.

SUGGESTED MOTION:

Move approval to advertise for bids for the Water Well No. 9 Construction project.